

# Tutbury

## Historic Character Assessment



# Staffordshire Extensive Urban Survey

## Tutbury

### Controlled Document

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# Executive Summary

## The Project

The main aim of the Staffordshire EUS is to understand the development and the current historic character of the medieval towns within the county.

The project reports for the towns are divided into two sections. Section one covers the location and historical development of the towns. 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.

Eleven Historic Urban Character Areas (HUCAs) have been identified in this project (cf. map 13).

## The Historical Development of Tutbury

Tutbury lies adjacent to the Dove Valley, a corridor which is likely to have been a focus of human activity since the prehistoric period. The earliest evidence for human activity from the EUS project area comes from a series of Mesolithic flints found on Castle Hill. A ring ditch probably representing the remains of a Bronze Age barrow lies 1km to the south east. It has been conjectured that Castle Hill may have been the site of an Iron Age hillfort, but there have been few finds to confirm this. Castle Hill is, however, the location of the only known Roman activity in the immediate area; a possible kiln site

found within the medieval outer bailey of the castle.

The origins of Tutbury remain enigmatic with little physical evidence to support occupation during the early medieval period beyond fragments of possible 7th century pottery found on Castle Hill. The earliest settlement, which may have had early medieval origins, has been speculated as having lain to the south east of Castle Hill possibly in the vicinity of the late 11th century priory site. Earthworks further to the east have been interpreted as evidence for deserted settlement.

Tutbury formed the administrative centre of an important estate known as Tutbury honor (which included Needwood Forest and land in Derbyshire) in the immediate post-Conquest period (1066). The castle, priory and borough were all founded in this period. Domesday Book (1086) states that the borough, with a market, existed by the late 1080s and its creation may have coincided with the foundation of Tutbury Priory circa 1080. The borough appears to have been enclosed by a defensive earthwork now known as the 'Park Pale'.

Tutbury Castle has been the focus of considerable investigations most recently in the early 21st century. This has comprised architectural survey, archaeological investigation as well as documentary research. The phasing of the castle from its 11th century origins

through to its 18th century reinvention as a romantic ruin (and concurrently a working farm) are well understood. It now forms an important tourist destination in the local area drawing people who still appreciate its aesthetics and role in national history (notably as the periodic prison of Mary Queen of Scots).

The Grade I St Mary's Church mostly dating to the 13th century with earlier surviving fabric, is the sole surviving building from Tutbury Priory despite 19th century rebuilding and additions. The location of the other priory buildings is currently unknown, but they are likely have lain to the south of the church following the form of other Benedictine houses. The only archaeological evidence to date is a large medieval ditch which may have enclosed a burial ground. In the medieval period part of the priory church was used as the town's parish church. The townspeople also had their own burial ground, which was presumably separate from the monks.

The name of the 'Park Pale' earthwork implies that it had once enclosed a deer park which is documented as existing by the late 12th/early 13th century and was known variously as 'Tutbury Park' or 'Little Park'. However, this interpretation has been questioned recently and it now seems more likely that it formed a town boundary and in its latest form was probably contemporary with the earliest phases of the castle in the late

11th century. It has been acknowledged that the earthwork itself may well represent various phases the earliest of which could date to the Iron Age. The deer park itself was probably located to the south west of Castle Hill where a long curvilinear field boundary (whose form is typically associated with the sites of former medieval deer parks) survives within the landscape.

It is conjectured that the earliest phase of the medieval borough may have lain to the south east of Castle Hill and west of the priory, although this has not been proven archaeologically. Documentary evidence suggests that the grid-plan comprising Monk Street and High Street was laid out in the mid 12th century as an extension to the borough. Further documentary evidence implies that there may have been further expansion during the 13th century which may have resulted in burgage plots being laid out along Burton Street, Ludgate Street and Holt's Lane. A large triangular area formed by the junction of Ludgate Street and Burton Street/Castle Street may represent the later medieval market place. This area was probably in the process of being infilled by the post medieval period. The overall plan form of the medieval town is largely unchanged.

An enigmatic feature identified during archaeological work on the southern side of Monk Street has led to the suggestion that the townscape

incorporated a fishpond lying between Monk Street and the back plots of properties fronting onto High Street. Fishponds are often to be found in association with religious houses and it may have, therefore, belonged to the priory and possibly originated at an early date. It appears to have been abandoned by the 14th century and infilled by the 15th/16th century at which point the plots along the south side of Monk Street may have been laid out. To the north of the street the burgage plots may still have formed part of the mid 12th century town and could even have housed some of the priory's tenants.

Little is currently known about the town during the post medieval period and few buildings are known to survive. Those that do include the Grade II\* Dog and Partridge Inn in the High Street which is the only building whose timber-frame frontage survives. Documentary evidence suggests that the market was in decline during the post-medieval period, which may have resulted in the abandonment of burgage plots on the periphery of the town.

Expansion occurred in the 19th century, which was probably initiated by the construction of a cotton mill on the Mill Fleam in the 1780s. This operation expanded during the 19th century and a second important industry in the town, glass making, had begun by the 1830s. This industry ceased in the early

21st century and the site of the glass works was redeveloped for housing. The cotton mill closed in 1888, but reopened as a plaster mill which continued in operation until the 1960s. The site was cleared and a picnic area was created; the mill fleam which powered the mill survives. In the 19th century these industries led to the expansion of the town and the workers cottages and terraced houses survive as a testimony to their important contribution to Tutbury's social and economic history.

The greatest period of housing expansion occurred during the mid and late 20th century and has concentrated to the south and west of the town.

### Characterisation and Assessment

- ◆ **HUCA 1** comprises the focus of medieval lordship and spirituality of the town from at least the 1080s onwards. Tutbury Castle, a Scheduled Monument, continues to dominate the town and the wider landscape for its aesthetics as a romantic ruin and for its role in national history. The Grade I Listed St Mary's church retains important medieval architectural fabric which date from its role as both priory church and the town's parish church. Part of the former priory site also lies within **HUCA 2**.
- ◆ The legible historic character of the planned medieval town survives within **HUCA 6** and comprises burgage plots and the probable location of the former market place which had been infilled by the post medieval period. The highest numbers of Listed buildings (including a Grade II\*

property) lie within this HUCA. A small number of burgage plots are also legible within **HUCA 5**, which had also formed part of the planned medieval town (part of this area may have formed a fishpond early in the medieval period having been abandoned by the 14th century).

- ◆ The area defined as lying within the medieval borough (defined by the known extent of the 'park pale' earthworks also lay within **HUCA 2** which may represent the earliest phase of occupation; **HUCA 10** and **HUCA 11**. Parts of **HUCA 4** and **HUCA 8** also lie within the medieval town area. Historic buildings survive within some of these HUCAs which contribute to the town's wider social and economic history.
- ◆ **HUCA 3** is dominated by an open character principally comprising sports grounds. The survival of at least two farmsteads and an area of paddocks lying beneath Castle Hill reflects the rural character of the wider landscape.
- ◆ Cottages and terraced houses of 19th century date survive within **HUCA 4** and **HUCA 8**, whilst early 20th century terraced houses surviving in **HUCA 3**. This development is closely associated with Tutbury's 18th and 19th century industrial heritage based upon cotton, glass and plaster. Only the late 18th century warehouse and shop, owned by the same company as operated the cotton mill, represents the sole known surviving industrial building of this period within the town.
- ◆ Modern development, of mid 20th, late 20th and early 21st century date, dominates the character of **HUCA 7**, **HUCA 9**, **HUCA 10**, and **HUCA 11**. Earlier properties survive within all of these areas.
- ◆ The assessment has also identified a high potential for below ground archaeological remains to survive within **HUCA 1**, **HUCA 2**, **HUCA 3**, **HUCA 4**, **HUCA 5** and **HUCA 6**. Further archaeological potential has been identified within **HUCA 10** and **HUCA 11**. Other sites, currently unknown, also have the potential to survive within the EUS project area.



<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. © 2012 English Heritage)

## 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 Tutbury 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 services. Of the nine criteria established for identifying the county's medieval towns Tutbury qualified on six counts in that it was described as a borough in contemporary documents; there are medieval references to burgesses or burgages and it was considered a market town in circa 1600<sup>2</sup>. The results of the EUS project also identified the presence and survival of burgage plots.

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 this 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 to 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 as a key piece of evidence base.

Each of the Historic Character Assessment reports are statements of current knowledge and are not intended to be original research documents. Each report addresses the research questions laid out in the West Midlands Research Framework by synthesising the data gathered on each of the towns. The EUS thereby also provides a basis for future research into the towns.

## 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>

<sup>4</sup> Hunt (nd.)

<sup>5</sup> William Salt Library Contacts Web page:  
<http://www.staffordshire.gov.uk/leisure/archives/williamsalt/ContactDetails/home.aspx>

<sup>6</sup> Extensive Urban Survey page on the Staffordshire County Council website:  
<http://www.staffordshire.gov.uk>

<sup>7</sup> Archaeology Data Service website: <http://ads.ahds.ac.uk/>



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 focussed 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 to 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

Tutbury lies adjacent to the Dove Valley, a corridor which is likely to have been a focus of human activity since the prehistoric period. The earliest evidence from the EUS project area for human activity comes from a series of Mesolithic flints found on Castle Hill. A ring ditch probably representing the remains of a Bronze Age barrow lies 1km to the south east. It has been conjectured that Castle Hill may have been the site of an Iron Age hillfort, but there have been few finds to confirm this. Castle Hill is, however, the location of the only known Roman activity in the immediate area; a possible kiln site was found within the medieval outer bailey of the castle. It is not clear at what date the Tutbury 'park pale' originated or even if this represent one or more structures. It has been suggested that the bank and ditch to the south of Castle Hill may represent the remains of an Iron Age enclosure although no substantiated evidence has to date been recovered to support this hypothesis. Elsewhere within the settlement the linear feature has been referred to as a deer park boundary or more recently as a town or borough boundary.

It is currently unclear whether there was settlement at Tutbury prior to the Norman Conquest (1066). One interpretation of the placename has suggested that it may have originated as an undocumented 10th century burh (and thus contemporary with the documented burhs at Stafford and Tamworth). The only physical evidence to date for activity during the early medieval period comes from Castle Hill where possible 7th century pottery has been recovered. The earliest settlement, which may have had early medieval origins, has been speculated as having lain to the south east of Castle Hill possibly in the vicinity of the late 11th century priory site. Earthworks further to the east have been interpreted as evidence of a deserted settlement.

Tutbury formed the administrative centre of an important estate known as Tutbury honor which included Needwood Forest as well as land over the county boundary in Derbyshire. It belonged to the de Ferrers family until 1265, from which point it belonged to the Earls (later the Dukes) of Lancaster. The Duchy was incorporated into the Crown in 1399; the Queen retains the title of Duke of Lancaster and the estate's holdings still include the castle.

The physical components of the townscape and their relationship with the castle have led some commentators to suggest that it was founded in the immediate post-Conquest period. This period of activity would therefore comprise the construction of the castle as well as the ditch around the proposed site of a borough, which Domesday Book (1086) states existed by the later 1080s along with a market. The creation of the borough may also have coincided with the foundation of Tutbury Priory circa 1080.

Tutbury Castle has been the focus of considerable investigation most recently in the early 21st century. This comprised architectural survey and archaeological investigation as well as a documentary research. The phasing of the castle from its 11th century origins through to its 18th century reinvention as a romantic ruin (and concurrently a working farm) are well understood. It now forms an important tourist destination in the local area drawing people who still appreciate its aesthetics and role in national history (notably as the periodic prison of Mary Queen of Scots).

Tutbury's greatest enigma is the fragmentary remains of a large earthwork known as the 'park pale'. Some sections have been designated as Scheduled Monuments and the surviving elements are all to be found to the west and south of the modern town. The



name implies that it once enclosed a deer park which appears to have existed by the late 12th/early 13th century and was known variously as 'Tutbury Park' or 'Little Park'. However, this interpretation has been questioned recently and it seems more likely that it formed a town boundary and in its latest form was probably contemporary with the castle. It has been acknowledged that the earthwork itself may well represent various phases the earliest of which could be Iron Age. The deer park itself was probably located to the south west of Castle Hill where a long curvilinear field boundary (whose form is typically associated with the sites of former medieval deer parks) survives within the landscape.

The location of the earliest phases of the town, which presumably included a market place, are currently unknown. Some commentators have suggested that it comprised the extant High Street and Monk Street. Historians have, however, interpreted documentary references to a mid 12th century extension of the borough as evidence for the foundation of the extant grid-plan layout formed by these two streets. It is possible, but currently unproven, that the earliest phases of the town lay further north beneath Castle Hill and immediately west of the priory where an extant large triangular green may represent an earlier market place. Documentary evidence suggests further expansion possibly in the 13th century which may have resulted in burgage plots being laid out along Burton Street, Ludgate Street and Holt's Lane. It is currently unknown whether the plots along the latter were ever occupied. A second large triangular area formed by the junction of Ludgate Street and Burton Street/Castle Street may represent a later medieval market place. This area was probably in the process of being infilled by the post medieval period. The overall plan form (layout) of the medieval town is largely unchanged. Church Street may

be of later origin and may have been constructed following the dissolution of the priory in the mid 16th century.

An enigmatic feature identified during archaeological work on the southern side of Monk Street has led to the suggestion that the townscape incorporated a fishpond lying between Monk Street and the back plots of properties fronting onto High Street. Fishponds are often to be found in association with religious houses and it may have, therefore, belonged to the priory and possibly originated at an early date. It appears to have been abandoned by the 14th century and infilled by the 15th/16th century at which point the plots along the south side of Monk Street may have been laid out. To the north of the street the burgage plots may still have formed part of the mid 12th century town and could even have housed some of the priory's tenants.

The Grade I St Mary's Church mostly dates to the 13th century, but earlier fabric also survives. Rebuilding of the north aisle, chancel and apsidal sanctuary (along with other additions and alterations) occurred in the 19th century. The earliest phases however belong to its pre-dissolution history when it had formed the priory church. It represents the only standing remains from Tutbury Priory and the location of the remaining buildings are no longer known. However they are likely have lain to the south of the church following the form of other Benedictine houses. The only archaeological evidence recovered to date associated with the priory is a large medieval ditch which may have enclosed a burial ground. In the medieval period part of the priory church was used as the town's parish church. The townspeople also had their own burial ground, which was presumably separate from the monks.



Little is currently known about the town during the post medieval period and few buildings are known to survive. Those that do include the Grade II\* listed Dog and Partridge Inn in the High Street which is the only building whose timber-frame frontage survives. The documentary evidence suggests that the market was in decline during this period, which may have resulted in the abandonment of burgage plots on the periphery of the town.

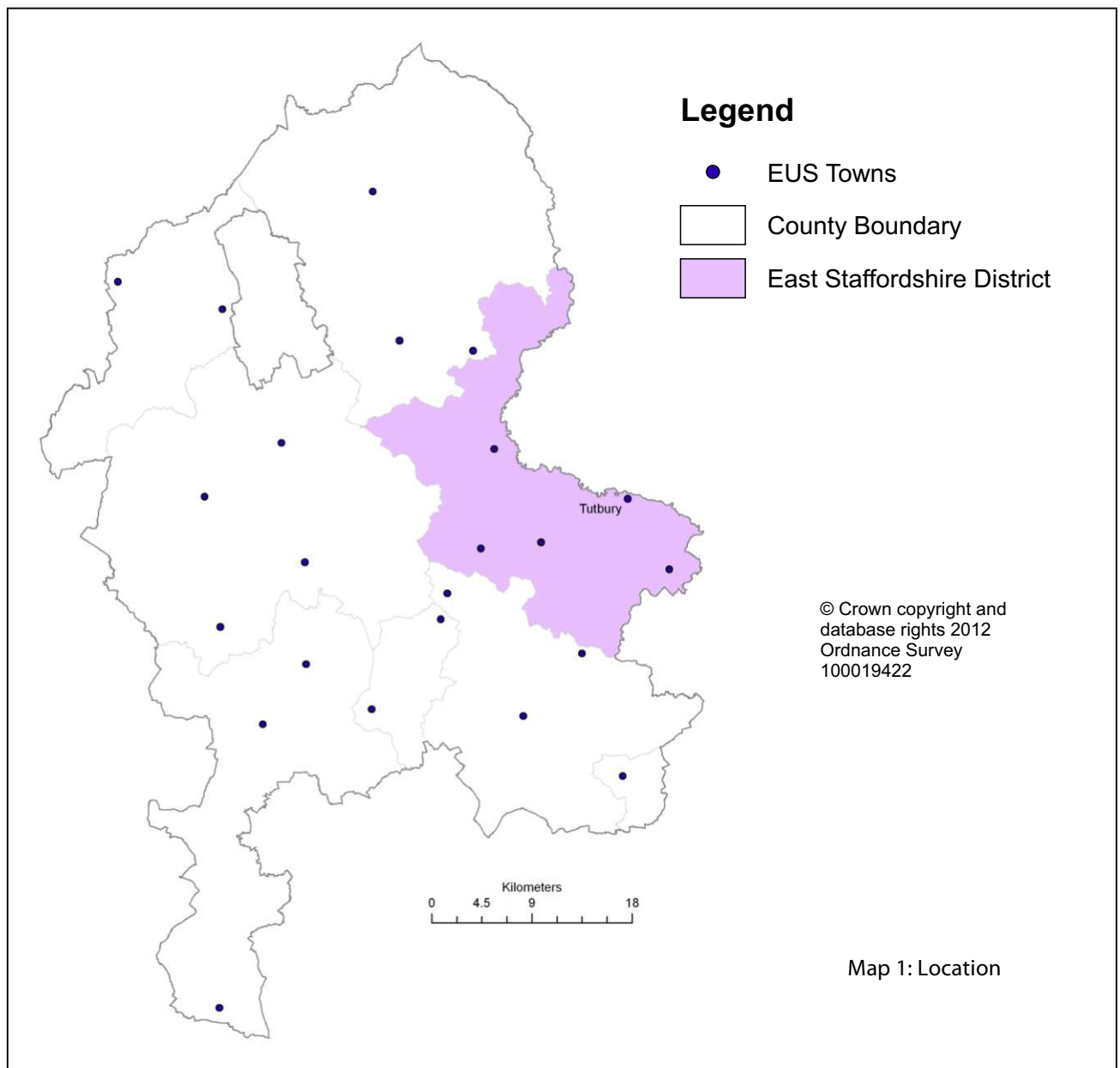
Expansion occurred during the 19th century, which was probably initiated by the construction of a cotton mill on the Mill Fleam in the 1780s. This operation expanded during the 19th century and a second important industry in the town, glass making, had begun by the 1830s. This industry ceased in the early 21st century and the site of the glass works was redeveloped for housing. The cotton mill closed in 1888, but reopened as a plaster mill which continued in operation until the 1960s. The site was cleared and a picnic area was created; the mill fleam which powered the mill survives. In the 19th century these industries led to the expansion of the town and the workers cottages and terraced houses survive as a testimony to their important contribution to Tutbury's social and economic history.

The greatest period of housing expansion occurred during the mid and late 20th century and has concentrated to the south and west of the town.

# 1. Setting

## 1.1 Location

Tutbury lies within East Staffordshire Borough and is situated on the eastern side of Staffordshire adjacent to its border with Derbyshire. It lies between the larger Staffordshire towns of Uttoxeter (to the north west) and Burton-upon-Trent (to the south east).



## 1.2 Geology and topography

The EUS project area lies on a bedrock geology comprised of Mercia Mudstone<sup>8</sup>. Overlying this bedrock geology to the far north of the EUS project area (the northern parts of HUCA 3) is a superficial deposit of alluvium associated with the Dove Valley<sup>9</sup>. A small area of till overlies the Mercia Mudstone to the south west (the edge of HUCA 9).

<sup>8</sup> British Geological Survey 2012 web:  
<http://www.bgs.ac.uk/data/services/digmap50wms.html>

<sup>9</sup> Ibid.

Castle Hill forms the highest point within the EUS project area lying at around 90m AOD<sup>10</sup>. It forms the northern extremity of a ridge of land extending southwards at which point it falls away to lie at approximately 80m AOD. The Castle Hill promontory overlooks the Dove Valley and is a prominent feature of this landscape.

The church stands below (on the south western side) of Castle Hill at approximately 75m AOD and overlooks the lower lying land which comprises the historic core including Monk Street and High Street (around 60m AOD). From here the land rises to the south up towards the Needwood plateau reaching a high point within the EUS area of approximately 90m AOD at both Iron Walls Lane and the southern end of Belmont Road.

## **1.3 Sources**

### **1.3.1 Historical**

Two principal sources have been used to understand the historical development of Tutbury: The Victoria County History of Tutbury and Needwood edited by Nigel Tringham and published in 2007 and an analysis of the castle and the 'park pale' earthwork by Birmingham Archaeology published in 2011<sup>11</sup>.

### **1.3.2 Cartographic**

The earliest map consulted within the EUS project was a town map produced in circa 1810<sup>12</sup>.

The series of Ordnance Survey maps (both 6" and 25") which were published three times between circa 1880 and circa 1920 were also extensively consulted. Aerial photographs, taken in 1963, circa 2000 and circa 2006, were also used to identify change within the mid and late 20th century townscape.

### **1.3.3 Archaeological**

The principal archaeological analysis used within the EUS project is the publication by Birmingham Archaeology mentioned in 1.3.1. Other archaeological investigations have been carried out within the town; not just related to the castle and 'park pale' earthworks. These have included small-scale works within the town upon Monk Street, Ludgate Street/Burton Street, to the rear of High Street and adjacent to Cornmill Road. Other small-scale work has been carried out within St Mary's Churchyard and on Holts' Lane.

## 2. Context and Historical Development

***The Tutbury and Needwood volume of the Victoria County History for Staffordshire (volume X) was published in 2007 and provides a comprehensive history of Tutbury, its surrounding settlements and Needwood Forest. Consequently Section 2 of this document aims to summarise Tutbury's historical development and discusses the archaeological work which has been carried out. A comprehensive discussion of archaeological work at Tutbury Castle and its relationship to the 'Park Pale' earthwork can be found in Hislop et al 'Tutbury: 'A castle firmly built'; archaeological and historical investigations at Tutbury Castle, Staffordshire. BAR British Series 546'***

### 2.1 Prehistoric

The earliest evidence for human activity within the area around Tutbury (including the parishes of Anslow, Draycott in the Clay, Hanbury, Outwoods and Rolleston) is a possible Palaeolithic handaxe found in the 19th century at Marchington Woodlands (approximately 6km south west of Tutbury<sup>13</sup>). Unfortunately little further is known about this object, however, if it is a handaxe then it is likely to have been recovered from alluvial gravels and to have been moved here towards the end of the last glaciation. It is therefore probably not indicative of Palaeolithic human activity in the area around Tutbury. More securely dated are the 11 pieces of Mesolithic worked flint which were found during excavations in 2004 on Castle Hill<sup>14</sup>.

Evidence for later prehistoric activity mostly dates to the Bronze Age and includes a ring ditch identified on aerial photographs lying approximately 1km south east of Tutbury<sup>15</sup>.

More secure evidence for Bronze Age burial practices have been found across the county boundary in Derbyshire<sup>16</sup>. A number of finds date to this period and include a flint scraper found in Tutbury and a probable late Bronze Age/Early Iron Age gold torc found 6km to the south west in the mid 19th century<sup>17</sup>.

It has long been speculated that either the site of the castle or the earthworks associated with the town (known as the 'Park Pale' on maps) originated as a hillfort in the Iron Age. However, the excavations carried out within the castle have found little evidence for activity during this period<sup>18</sup>. An excavation across part of the 'Park Pale' in the 1970s suggested two phases of activity the earliest of which was reported in local newspapers of the time as dating to the Iron Age<sup>19</sup>. However, this work was never comprehensively published and the results of the excavation have been lost; consequently the conclusions regarding such early origins of the feature remain unproven<sup>20</sup>.

Aerial photography has identified around seven cropmark enclosures across the above mentioned parishes the majority of these are currently undated, but potentially originate from this later prehistoric period. These include a site located approximately 3.5km to the west of Tutbury on top of Row Hill which has been interpreted as being of possible prehistoric date<sup>21</sup>.

The EUS project area lies on the southern edge of the River Dove valley and approximately 7km north west of its confluence with the River Trent. Archaeological surveys along the Trent Valley have revealed a wealth of evidence for human activity through the millennia and particularly during the late prehistoric and Romano-British periods.

<sup>13</sup> Staffordshire HER: PRN 00721

<sup>14</sup> Staffordshire HER: PRN 00040; Hislop et al 2011: 1 and 30 (cf. latter for wider analysis).

<sup>15</sup> Staffordshire HER: PRN 00706; Ring Ditch: Circular or near circular ditches, usually seen as cropmarks. Use the term where the function is unknown. Ring ditches may be the remains of ploughed out round barrows, round houses, or of modern features such as searchlight emplacements. (Scope note reproduced from the Thesaurus of Monument Types by kind permission of English Heritage. © 2012 English Heritage).

<sup>16</sup> Derbyshire HER: PRN 20108 and PRN 20106

<sup>17</sup> Staffordshire HER: PRN 54320 and PRN 00714

<sup>18</sup> Hislop et al 2011: 31

<sup>19</sup> Waller 1986: 14-18

<sup>20</sup> Hislop et al 2011: 39

<sup>21</sup> Staffordshire HER: PRN 04084



<sup>22</sup> Cropmark: Walls and ditches causes crops to grow at different rates to those surrounding them thus revealing the features on aerial photographs.

<sup>23</sup> Richmond 2012

<sup>24</sup> Ibid: 19 and 73

<sup>25</sup> Ibid: 73

<sup>26</sup> Welch 1992: 4

<sup>27</sup> Edgworth 2007: 5, 8 and 12; Hislop 2011: 31

<sup>28</sup> Staffordshire HER: PRN 05015 and PRN 60529

<sup>29</sup> Horovitz 2005: 548; Tringham 2007: 80-1; Hislop et al 2011: 11

<sup>30</sup> Ibid; Ibid; Ibid

<sup>31</sup> Hislop et al 2011: 11; Stephen Dean pers. comm.

Archaeological deposits have survived buried under the alluvium and colluvium within the valley and elsewhere features are clearly visible on aerial photographs as cropmarks<sup>22</sup>. Recent excavations within the Dove Valley, at its confluence with the River Tean (approximately 13.5km north west of Tutbury) at Uttoxeter Quarry, have also identified multi-phased prehistoric activity<sup>23</sup>. In this case a series of pits were dug during the middle Neolithic period which were considered by archaeologists to represent the ritual 'marking out' of the landscape with a single pot being broken and placed in each pit<sup>24</sup>.

Larger-scale ritual activity on the Uttoxeter Quarry site occurred in the Early Bronze Age, when a burial cemetery was established within a large circular ditched enclosure. This activity initiated the development of what the excavators called a 'monumental landscape' during the Bronze Age<sup>25</sup>. During the later Bronze Age further activity on the site was represented by the presence of a burnt mound. The exact function of these features is currently unknown although they are possibly involved with either cooking, creating steam for ritual steam baths or even the production of beer. This evidence suggests that the Dove Valley potentially may be the focus of a similar array of late prehistoric activity as has been encountered in the Trent Valley.

## 2.2 Roman (49AD to 409AD)

There is evidence for Roman occupation on Castle Hill from various archaeological excavations. A summary of work carried out in the 1980s concluded that 'considerable amounts of Roman pottery has been found at various locations around the castle'<sup>26</sup>. The most significant evidence was found during excavations in the outer bailey of the castle in 2007 where a large kiln or oven was discovered containing Roman pottery<sup>27</sup>.

In the immediate landscape around Tutbury (within Staffordshire) there is little evidence for Roman activity. What is known amounts to two finds of brooches; one near Anslow and the other found in 2004 near Tutbury<sup>28</sup>. The lack of evidence is likely to be the result of a lack of research rather than absence of activity in the area.

## 2.3 Early Medieval (410 to 1065)

### 2.3.1 Placename

An overall analysis of the commentaries on the 'Tutbury' placename have shown that there is not a straightforward interpretation. The prefix of the placename, 'Tut', has several earlier alternatives and could have originated as a personal name or from the local topography from the Old English for a hill or possibly a look-out point<sup>29</sup>. Tringham and Hislop et al prefer the latter interpretation as fitting the local topography of Castle Hill particularly well. The suffix derives from the Old English 'burh' and is taken to mean a fortified place; Horovitz and Tringham both take this to refer to the site of the later (11th century) castle<sup>30</sup>. Whilst Hislop et al do not question this interpretation they do consider the extent to which the term 'burh' may actually refer to a defensive structure of military origin. While it may relate to the survival of an Iron Age hillfort (as previously suggested), it has also been interpreted as a reference to an undocumented 10th century burh built to secure the West Midlands from Danish incursion following the English victory at Tettenhall (AD911). Following her husband's death at Tettenhall, Aethelflaeda (Lady of the Mercians) is thought to have built ten such burhs in the West Midlands (among them Stafford and Tamworth); three have yet to be located and it may be that Tutbury is one of these missing burhs<sup>31</sup>. Whilst Hislop et al note that either of these interpretations could be valid they also identify that the term could

<sup>32</sup> Ibid.  
<sup>33</sup> Tringham 2007: 81  
<sup>34</sup> Hislop et al 2011: 12 and 88  
<sup>35</sup> Tringham 2007: 81  
<sup>36</sup> Ibid: 200 and 275  
<sup>37</sup> Ibid: 187 and 275  
<sup>38</sup> Ibid: 275

<sup>39</sup> Hawkins & Rumble (eds.) 1976: 10, 1 and 10,2  
<sup>40</sup> Slade 1958: 48 (nos. 147 and 148) also fn. 7; Tringham 2007: 81  
<sup>41</sup> Hawkins & Rumble (eds.) 1976: 10,2 and notes for 10,2  
<sup>42</sup> Tringham 2007: 81; Slade 1958: 48  
<sup>43</sup> Hawkins & Rumble (eds.) 1976: 10, 10

equally have been applied to a non-military enclosure<sup>32</sup>.

Domesday Book (1086) complicates the picture by making two separate references to 'Burton' apparently in connection with Tutbury (cf. 2.4.1.1 for discussion). Tringham suggests that at this period (and into the 11th century) 'Tutbury' referred specifically to the site of the later castle (as evidenced by its topographical placename) whilst Burton referred to the adjoining settlement<sup>33</sup>.

### 2.3.2 Settlement

Hislop et al have suggested that Domesday Book implies a planned Norman settlement and later traditions suggest it was founded in 1080<sup>34</sup>. However, this work does not consider the references to Burton at Domesday. Tringham suggests that the settlement of Burton may have been located to the south east of Castle Hill (cf. 2.4.1.1 for further discussion)<sup>35</sup>.

The only evidence for settlement on the site of the later castle during this period comes from two sherds of pottery found during excavations which have been tentatively allocated a 7th century date<sup>36</sup>. Furthermore a possible ditch within the present inner bailey of the castle was dated to either the pre-Conquest period or to the very earliest phases of the castle (circa 1068-1069)<sup>37</sup>. Hislop et al suggested that this evidence could suggest that the site of the later castle had formed an important centre during this period<sup>38</sup>.

### 2.3.3 Economy

The only evidence for the economy of Tutbury relates to the entry in Domesday Book for Burton; if this is accepted as being related to the former (cf. 2.4.1.1). The entry suggests that there was considerable arable agriculture within the landscape with some meadow, probably located in the river valley and access

to woodland. The latter provided resources such as pasture, fuel and building materials.

## 2.4 Medieval (1066 to 1499)

### 2.4.1 Settlement

#### 2.4.1.1 Domesday Book

'(Land of Henry de Ferrers) Henry of Ferrers has Tutbury Castle. In the Borough around the castle are 42 men who live by their trading; with the market, they pay £4 10s.'

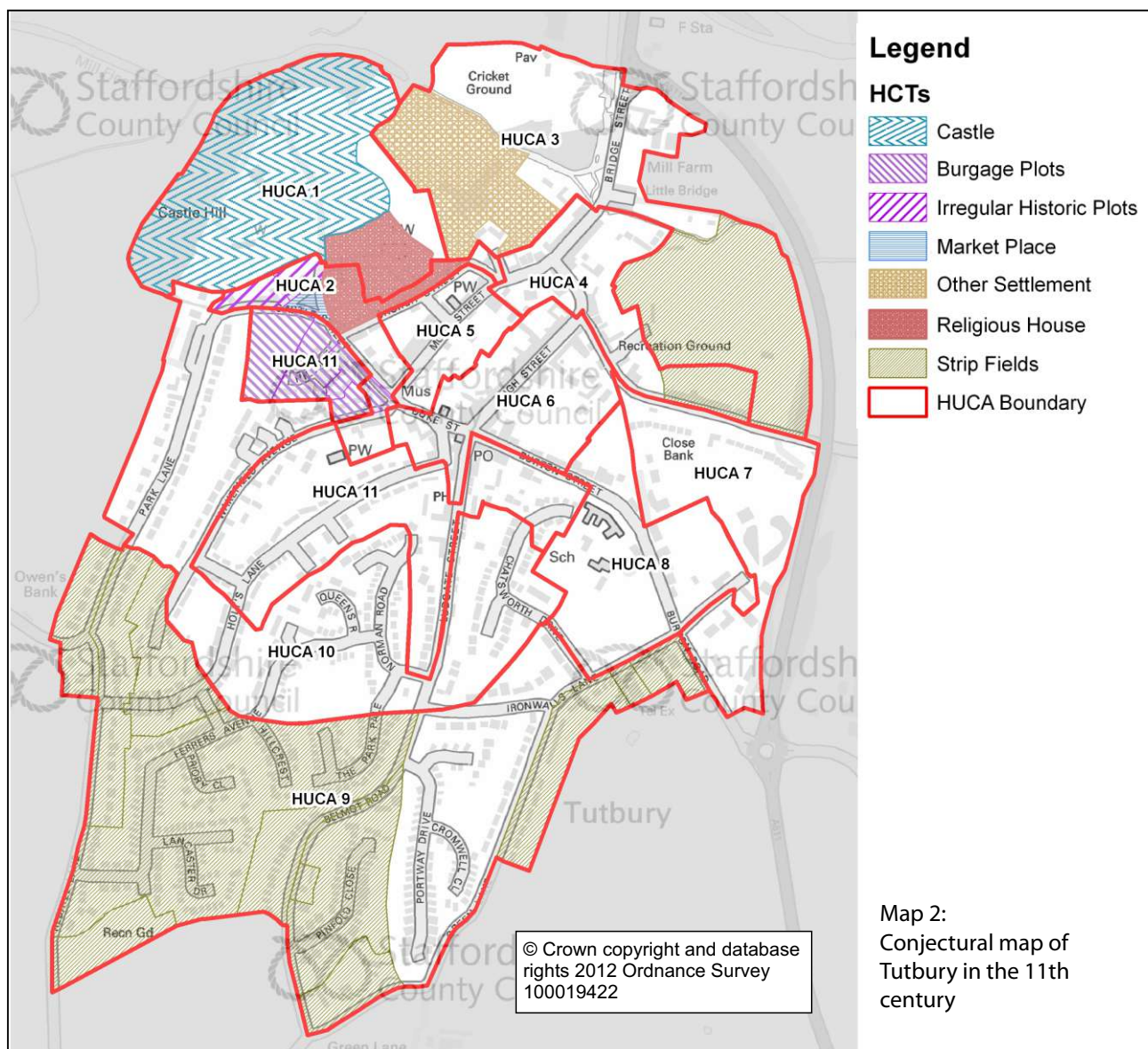
'In Burton he has half hide in which his castle stands, where there were 12 ploughs before 1066; now four ploughs in lordship. Value 24s a year<sup>39</sup>.'

It has been suggested that the reference to 'Burton' within the text of Domesday Book is a clerical error and that it should refer instead to the 'burg' (not 'burt') and thus is a reference to settlement associated with Tutbury (cf. 2.3.2)<sup>40</sup>. The editors of the Staffordshire Domesday Book, Hawkins and Rumble, however expressed doubts over this interpretation<sup>41</sup>.

A second reference to 'Burton' in this section of the Domesday Book has been taken by Tringham as also relating to settlement associated with Tutbury, although Slade had previously argued that this was unlikely because of the reference to it being a village not a borough.

'In the village of Burton, Ralph, one of Henry's men-at-arms, has one plough in lordship; three smallholders with one plough. Meadow, 20 acres; woodland four furlongs long and as wide<sup>43</sup>.'

<sup>44</sup> Tringham 2007: 81  
<sup>45</sup> Staffordshire HER: PRN 04990  
<sup>46</sup> Ibid (the description in the HER describes it as the focus of settlement prior to the 13th century borough; although the borough existed by the late 11th century and was potentially re-planned in the mid 12th century cf. 2.4.1.4).  
<sup>47</sup> Tringham 2007: 22 and 88  
<sup>48</sup> Ibid: 9; Hislop et al 2011: 11



Tringham suggests that the village may have been located to the south east of Castle Hill, and potentially could have pre-Norman origins<sup>44</sup>. This may have been located in the area of the later Tutbury Priory (cf. 2.4.3) and possibly stretched as far as Mill Fleam (cf. HUCA 3). Earthworks have been noted in the area of HCT 'Other Settlement' ('Paddocks and Closes' on map 15 in HUCA 3) on map 2<sup>45</sup>. These have been described as two terraces and a hollow way possibly denoting settlement pre-dating the borough, although to date these have not been investigated<sup>46</sup>.

### 2.4.1.2 Lordship

Tutbury was probably granted to Hugh d'Avranches by King William I soon after the Norman Conquest and he may have been responsible for constructing the first phases of the castle<sup>47</sup>. Tutbury was the administrative centre of a large estate (later known as the Tutbury honor) with lands on both sides of the county boundary in Staffordshire and Derbyshire<sup>48</sup>. It passed to the de Ferrers family circa 1071, who were recorded as the overlords in 1086 (cf. 2.4.1.1), and were



<sup>49</sup> Ibid: 22 and 88; Ibid: 10

<sup>50</sup> Ibid; Ibid

<sup>51</sup> Welch 1992: 3 (third surviving son of King Edward III).

<sup>52</sup> Ibid; Tringham 2007: 88; Hislop et al 2011: 25

<sup>53</sup> Hislop et al 2011: 1

<sup>54</sup> Ibid.

<sup>55</sup> Ibid.

created the Earls of Derby in 1138<sup>49</sup>. In 1265/6 the estate was seized by the Crown following the Earl of Derby's involvement with the Baron's War of 1264-65 which had ended with Simon de Montfort's death at the Battle of Evesham on the 4th August 1265. King Henry III granted the honor to his younger son, Edmund Earl of Lancaster<sup>50</sup>. During the 14th century the Earldom became a Dukedom, being held by John of Gaunt until his death in 1399<sup>51</sup>.

The honor was subsumed into the Crown's estates in 1399 when John of Gaunt's son Henry of Bolingbroke became King Henry IV. The Crown, as the Duchy of Lancaster, still retains lands around Tutbury (including the castle)<sup>52</sup>.

### 2.4.1.3 Castle

Archaeological work and architectural analysis have been carried out within the castle on various occasions, but most recently in the first decade of the 21st century. This work identified the foundation of the castle in the 11th century associated with the re-working of the site followed by a major reorganisation in the 12th century<sup>53</sup>. The latter was potentially associated with the destruction of the castle in 1175<sup>54</sup>. A stone keep and a chancel to the chapel were built in the 13th century, but the majority of the upstanding remains were built in the 15th century. Hislop et al suggested that the latter works, carried out by the Crown, were probably more likely to be associated with the castle's location adjacent to Needwood Forest (cf. 2.4.2.1) which represented an important hunting ground<sup>55</sup>.



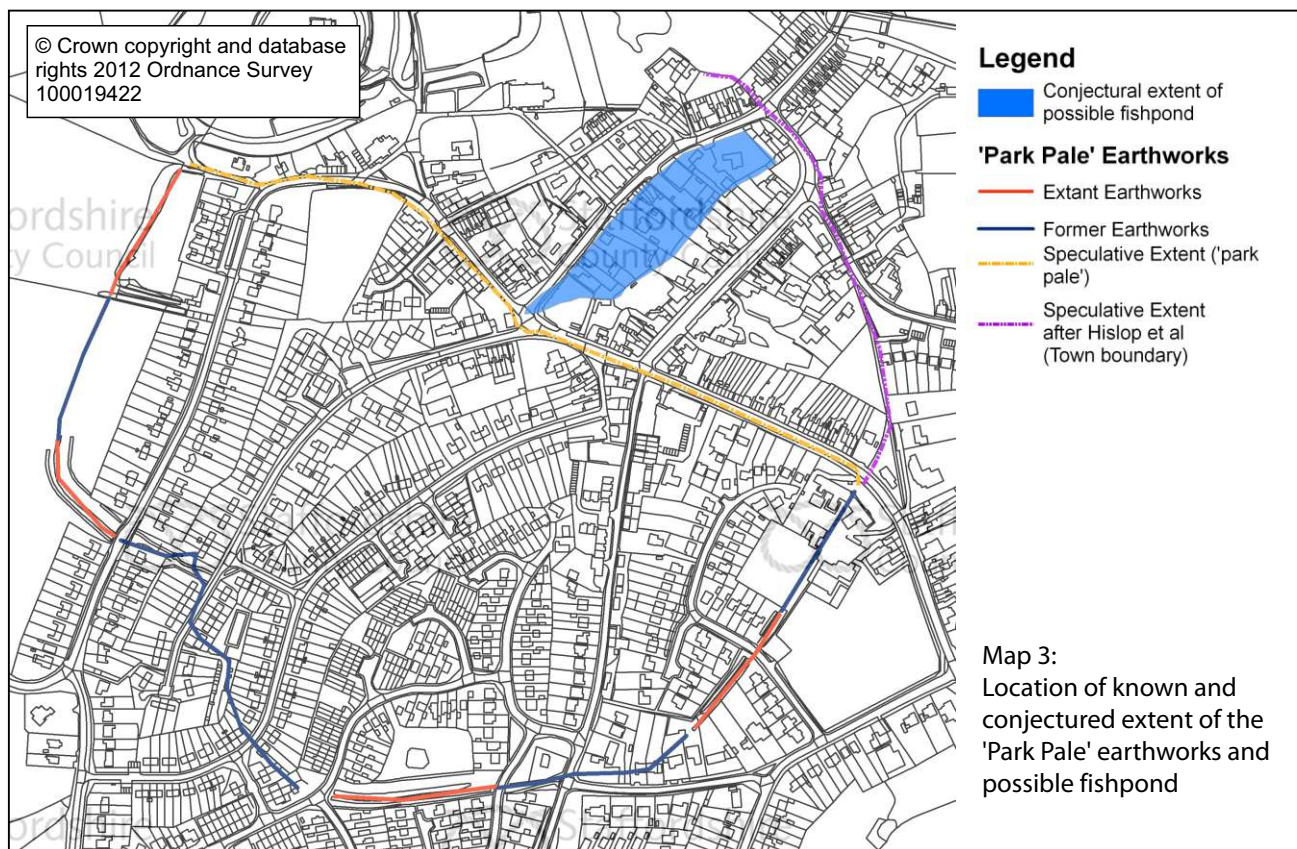
Plate 1: Tutbury Castle

<sup>56</sup> Tringham 2007: 14-18  
<sup>57</sup> Ibid: 19  
<sup>58</sup> Dyer 2002: 4; Palliser 1972: 69  
<sup>59</sup> Hislop et al 2011: 59  
<sup>60</sup> Tringham 2007: 81; Palliser 1972: 69; Dyer 2002: 9  
<sup>61</sup> Dyer 2002: 9; Tringham 2007: 81; Palliser 1972: 69; cf. Lichfield EUS (Langley 2011)

The castle was unlikely to have been used as the principal residence of its lords following its confiscation from the Earl of Derby in 1265/6<sup>56</sup>. In the 15th century stewards were appointed for administering the honor of Tutbury<sup>57</sup>.

#### 2.4.1.4 Town plan

Domesday Book makes it clear that Tutbury had already developed as a market town by 1086 where 42 men are described as 'living only by trade' (cf. 2.4.1.1)<sup>58</sup>. The location of this settlement has not been securely identified through archaeological work and two options are proposed. Hislop et al suggests that the post-conquest settlement was laid out along the existing High Street and Monk Street presumably with the market place at the western end of High Street as depicted in map 4<sup>59</sup>. Alternative interpretations of the documentary evidence have suggested that the origins of this grid plan are later (see below)<sup>60</sup>. It is possible in the light of the documentary evidence to suggest that the borough was initially focused further north bordering the castle and to suggest that the 'Green' at Castle Street (as shown on map 4) may have originated as the original market place in the 11th century borough (cf. map 2; plate 8)?



In the mid 12th century the de Ferrers granted a further 182 burgages within the borough indicating the creation of the extant grid street pattern typical of other mid 12th century towns<sup>61</sup>. In Tutbury this pattern appears to comprise two parallel streets, Monk Street and High Street, which link Lower High Street (to the north east) with Castle Street/Burton Street (to the south west). Historic maps and the conjectured plan of settlement circa 1559 (plate 4) appear to suggest that burgages had been laid out along both sides of High Street and either side of Monk



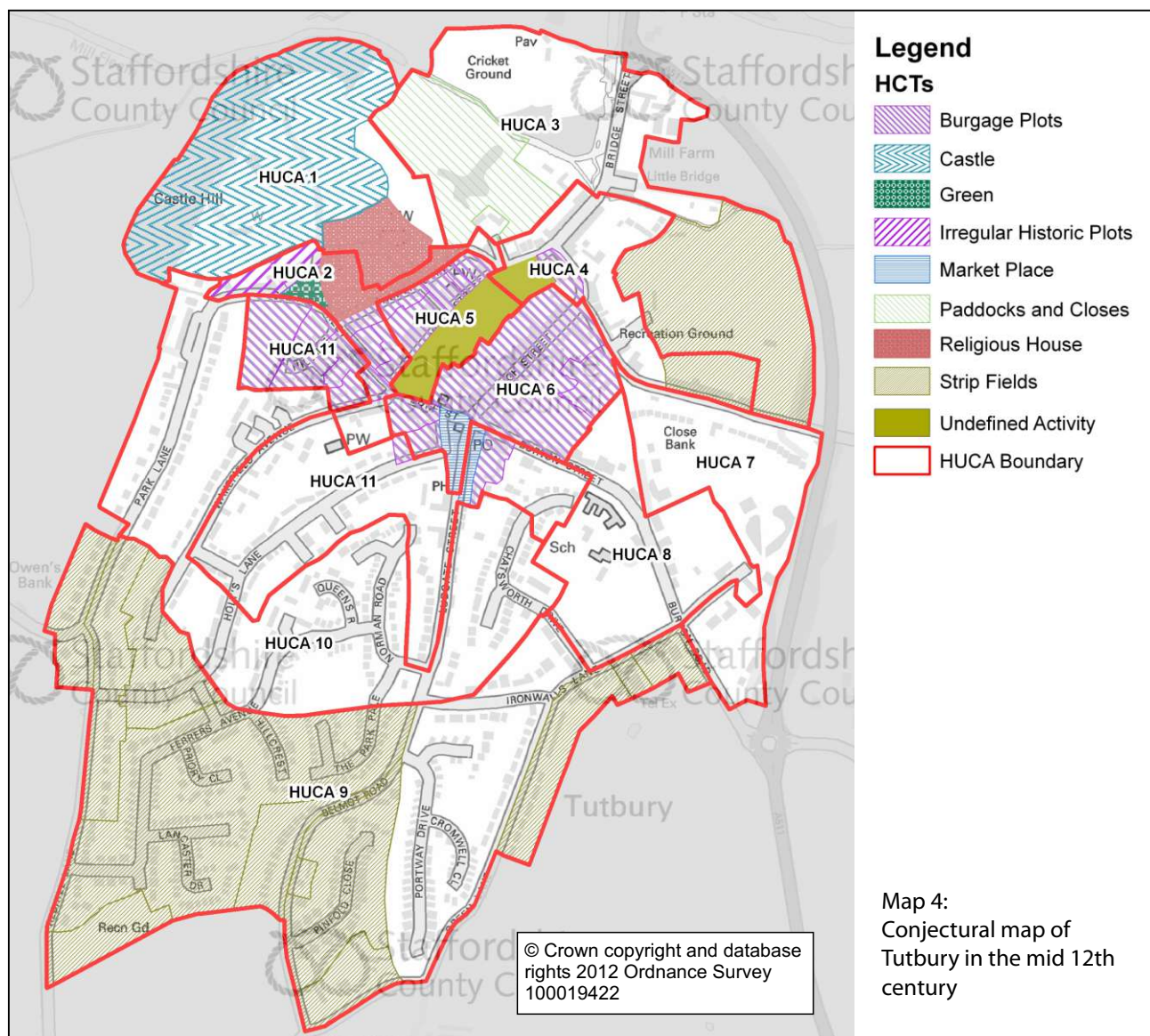
Street. The conjectural plan further indicates that the properties fronting onto High Street were divided from those fronting onto Monk Street by a 'common water-course' (cf. plate 4). This appears to have survived in a fragmentary form in circa 1810, but had been completely infilled by the end of the 19th century. However, archaeological work carried out to the south of Monk Street has suggested that the area of land lying between the 'common water-course' and the street may not have been settled in the medieval period<sup>62</sup>. The evidence revealed a large feature at least 3m deep on its southern side which has been interpreted as a possible fishpond, presumably belonging to the Priory lying to the north (cf. map 4). Hislop et al suggested that, as well as having a functional purpose, the location of a fishpond in this area could have been aesthetic and provided a 'physical and psychological barrier between the priory and the town'<sup>63</sup>. This puts into question the existence of any burgage plots projected as lying on the northern side of Monk Street and it has even been suggested that the priory precinct could have extended as far south as this street a theory supported by the street name<sup>64</sup>.

Tringham, however, sees Monk Street as representing the original road alignment (linking the honorial holdings in Derbyshire with those in Needwood Forest) prior to the creation of High Street (presumed to have occurred in the mid 12th century)<sup>65</sup>. However, it is possible that the burgage plots lying on the northern side of Monk Street may be associated with the location of at least some of the 21 burgage plots which the Priory are recorded as owning in the 1290s (cf. HCT 'Undefined Activity' on map 4 and map 5)<sup>66</sup>. The 'fishpond', however, does not appear to have been an enduring feature of the townscape. The archaeological evidence suggests that the area was used as a dumping ground for the town by the 14th century and

the fact that a fishpond is not recorded in the priory's holdings in the 1290s may suggest it had already been abandoned<sup>67</sup>. Pits cut on the southern side in the 15th/16th century suggest that the 'fishpond' had been infilled by this date and the burgage plots identified on historic maps on the south side of Monk Street may, therefore, also date to the late medieval period (map 7)<sup>68</sup>. The same archaeological excavations as that which identified the 'fishpond' also recovered evidence of a sandstone well just to the south of Monk Street indicating occupation in the area. However, the well could not be dated and may relate to a later phase (15th/16th century onwards) of settlement<sup>69</sup>.

The foundation of Church Street is unknown and morphologically it may have originated as a back lane to service the burgage plots fronting onto the northern side of Monk Street. A small ditch revealed during an excavation on the north side of Church Street was found to be filled with medieval material<sup>70</sup>. It was aligned north-south, but only extended approximately 1.5m into the excavated area. The southern portion of the trench appeared to have been truncated by Church Street, which raises questions about the origins of the street. The evidence perhaps indicates that it was created in the post medieval period after the Dissolution of the priory (cf. 2.5.4)<sup>71</sup>. It is possible that the trench may have formed part of a burgage plot fronting onto the north side of Monk Street, but archaeological work would be required to test this evidence further.





Map 4:  
 Conjectural map of  
 Tutbury in the mid 12th  
 century

The documentary record suggests that the borough had been extended by the early 14th century when 250 burgages are recorded. This extension may be associated with an increase in the number of roads being recorded in the borough in the 13th and 14th centuries including modern Ludgate Street (first recorded as Gutter Street in 1314), Burton Street (first recorded as Newbiggin Street ('new buildings') in 1338) and the currently unlocated York Street (first mentioned 1359)<sup>72</sup>. However, these roads could have existed for a long period before being recorded and may fit with an expansion of the town during the 13th century. The number of burgages recorded appears to shrink in later documents with 182 recorded in 1417, 82 by 1440 and 16 by 1459<sup>73</sup>. In 1424 there were eight and a half burgages in Tutbury described as 'lying in the lord's hand' suggesting they were unoccupied<sup>74</sup>. What is unclear is how many of the 250 burgages recorded in the early 14th century were ever occupied, raising the possibility that the planned expansion was merely speculative and not wholly successful. The decrease in burgages in the 15th century has been associated with the success of Tutbury's nearest marketing rival at Burton-upon-Trent<sup>75</sup>. Earlier evidence for contraction is recorded in the 14th century and includes the loss of 13 burgages to an enlargement of the park<sup>76</sup>.

<sup>77</sup> Ibid: 54 and fig. 4.14

<sup>78</sup> Ibid: 56-7 (although they note that there are a small number of deer parks which do not conform to the normal arrangement)

<sup>79</sup> Tringham 2007: 81-82; Hislop et al 2012: 54

<sup>80</sup> Hislop et al 2011: 38

<sup>81</sup> Tringham 2007: 81 n. (from a document located at the National Archives, Kew)

<sup>82</sup> Hislop et al 2012: 59-61

<sup>83</sup> Ibid: 59; Barrett 1967 (the 1559 survey is held in the National Archives, Kew)

<sup>84</sup> Barrett 1967; Tringham 2007: 98

### *Park Pale earthworks*

A considerable barrier to understanding the development of the medieval town lies in the interpretation of the 'Park Pale' earthworks either as a deer park boundary around the documented Tutbury Park (sometimes recorded as Little Park) or as a town boundary.

The full extent of the enclosure is unknown and two extents have been proposed dependent upon the interpretation of the purpose of the earthworks (cf. map 3). The map shows the extant earthworks surviving within the landscape as well as those which survived until the expansion of Tutbury in the mid to late 20th century. The remainder of the circuit had been destroyed before the late 19th century when detailed mapping is available for the first time. Those who have accepted it as a deer park boundary suggest that it turned north west at Burton Street to exclude the area of the town represented by Monk Street and High Street (cf. map 3). The Hislop et al re-interpretation, which uses evidence from extant property boundaries and the natural topography, suggests that it in fact encompassed the planned town and thus formed a town boundary and was not a park pale<sup>77</sup>. The morphology of the extant earthworks also supports the town boundary interpretation where the ditch is external to the bank (suggestive of defence) rather than vice versa as is usual for deer park boundaries (to allow the deer to enter the park, but not then escape)<sup>78</sup>. Tringham equates the modern Lower High Street with 'Dove Street' first recorded in the later 13th century which coincides with the Hislop et al town boundary circuit. However, they do not go so far as to suggest that earthworks once existed here, but rather note that the land drops away to the east<sup>79</sup>.

Furthermore there is no consensus on the origins of the deer park which most

commentators have taken as occurring in the 14th century<sup>80</sup>. In such a scenario Hislop et al argue that it could not have been a deer park boundary as the town was already extending into this area along Ludgate Street for example (cf. map 3 and map 5). However, Tringham found references to the deer park in the late 12th/early 13th century and to an extension which had been made by 1313<sup>81</sup>.

Hislop et al summarise their analysis of the earthwork by acknowledging that it may represent many phases of development, the earliest of which could have been Iron Age and/or Early Medieval, but that its most enduring form was contemporary with the earliest phases of the castle and that it was appended to it. In this interpretation Tutbury shares similarities with other contemporary castle/borough sites noted elsewhere in England<sup>82</sup>. Hislop et al are not the first to assert that the boundary may have been municipal in nature; the note that Mosley writing in 1832 also proposed this interpretation and a conjectural plan of Tutbury based upon a survey of the town taken in 1559 also puts forward this interpretation (plate 4)<sup>83</sup>. As such, a municipal boundary at Tutbury may have performed a variety of functions, representing a defensible position; denying access to the market except through areas where tithes can be extracted; as a psychological limit to the town and as an expression of lordly ambition.

### *Market Place*

Historic maps suggest that the medieval market place may have lain at the southern end of High Street where a large triangular area has been infilled with buildings (cf. map 5; plate 4). A conjectural plan of Tutbury using the 1559 survey appears to lend support to this interpretation, but Tringham suggests that the market place stood at the northern end of High Street<sup>84</sup>. Tringham equates the High



<sup>85</sup> Ibid: 81  
<sup>86</sup> Staffordshire HER: PRN 03286; Hewitson 2006: 9  
<sup>87</sup> Cantor 1968: 49; Tringham 2007: 34  
<sup>88</sup> Ibid.  
<sup>89</sup> Tringham 2007: 40 (cf. 39-40 and 52-56 for detail)

Street with the road recorded in prior to the 1550s as Market Street and the width of the street may suggest that marketing occurred here (cf. plate 5)<sup>85</sup>.

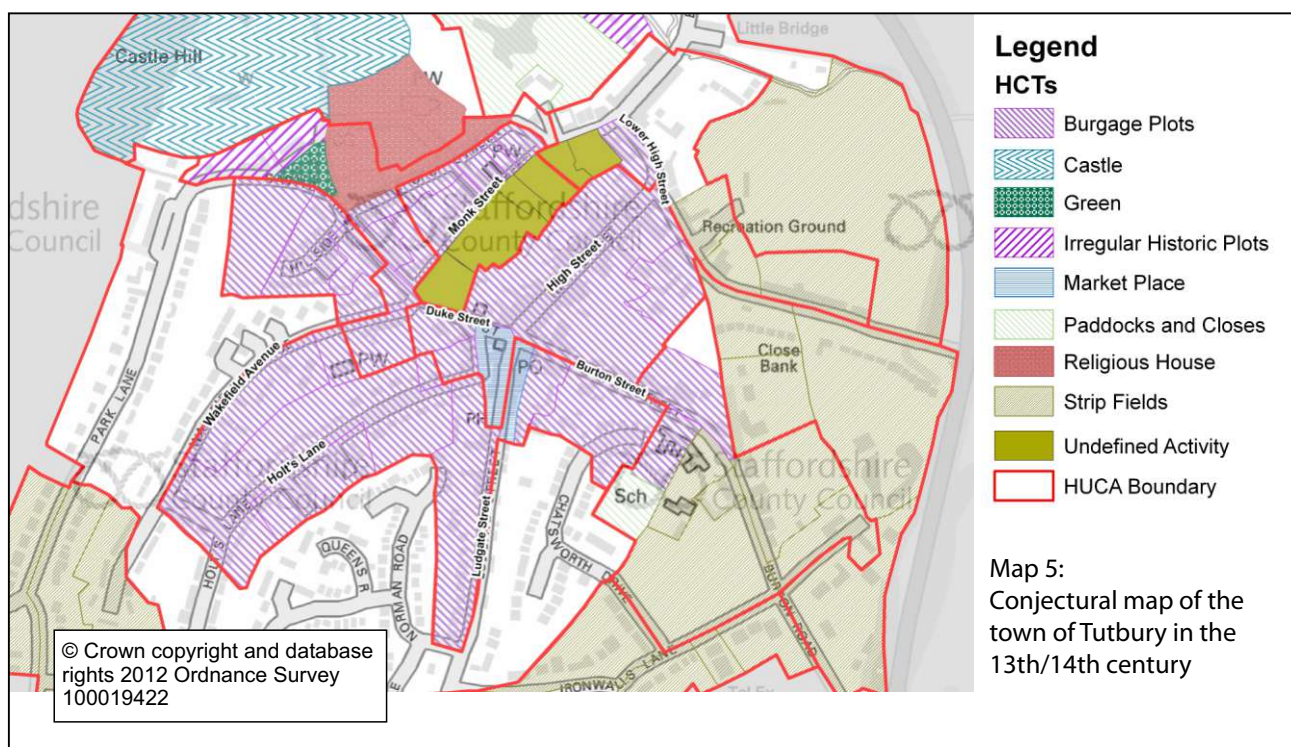
The triangular area marked as HCT 'Market Place' on map 5 does seem somewhat peripheral to the area defined as part of the mid 12th century phase, but could have been created as part of the conjectured 13th century expansion when burgages were presumably established along Ludgate Street and Burton Street (if not earlier). An archaeological intervention on the east side of Ludgate Street (adjacent to the triangular area conjectured to be the site of the market place) failed to identify any medieval activity. The excavators suggested that this was probably due to the removal of any evidence during the repeated redevelopment of the glassworks operated on the site between the early 19th century and 2005<sup>86</sup>.

## 2.4.2 Economy

### 2.4.2.1 Needwood (Chase) Forest and Tutbury Deer Park

Needwood Forest originated as a private chase belonging firstly to the de Ferrers family and later to the Earls of Lancaster, although the former referred to it as a forest<sup>87</sup>. It became a de facto royal forest when the duchy of Lancaster passed into the hands of the Crown with the accession of the Henry de Bolingbroke as King Henry IV in 1399<sup>88</sup>.

Nine deer parks held by the lords of the honor had been established within Needwood Forest by the late 13th century and a further deer park (Sherholt) was first mentioned in 1374<sup>89</sup>.



<sup>90</sup> Hislop et al 2012: 57 and 58; fig. 4.15

<sup>91</sup> Tringham 2007: 40

<sup>92</sup> Hislop et al 2012: 58

<sup>93</sup> Ibid: 60

<sup>94</sup> SHC 1911 on Internet Archive web viewed 26/11/2012: <http://archive.org/details/collectionsfor1911stafuoft>; Tringham 2007: 39-40 and fn. 1 on p.40

<sup>97</sup> Dyer 2002: 19 fig. 4

<sup>98</sup> Ibid: 16

<sup>99</sup> Ibid.

<sup>100</sup> Tringham 2007: 92-3

<sup>101</sup> Ibid; Dyer 2002: 20

<sup>102</sup> Ibid: 98

<sup>103</sup> Ibid.

<sup>104</sup> Ibid; Dyer 2002: 24

The debate regarding the origins and location of Tutbury Deer Park (alternatively Little or Castle Park) have been introduced in 2.4.1.4. If the earthwork known as the 'Park Pale' represents the town boundary then where does the deer park recorded in documentary sources lie? Hislop et al suggest that it lay to the west of the castle (cf. beyond the project area) where field names recording the element 'park' are found on an early 19th century estate map<sup>90</sup>. Tringham agrees that a park existed in this area by 1559; its boundaries being recorded in 1765<sup>91</sup>. Hislop et al note a long extant curved field boundary in this area which is typical of those associated with former medieval deer parks<sup>92</sup>. They also note that emerging debates concerning 'little parks' in the medieval period may indicate that they were laid out for aesthetic and status-enhancing purposes as much as a functioning deer 'larder'<sup>93</sup>. This interpretation may accord with the reference to the 'certain close lying under the castle, with a garden curtilage and fishpond, and certain plot of meadow...' recorded in the inquisition taken upon the death of Edmund, Earl of Lancaster in 1297, which Tringham references as evidence for the existence of the park in the 13th century<sup>94</sup>.

#### 2.4.2.2 Agriculture

The evidence for open fields around Tutbury is identifiable within the extant landscape in the form of surviving field systems and ridge and furrow earthworks<sup>95</sup>. The fields retain characteristic boundaries, which have fossilised the line the medieval plough took across the field (reverse 'S' curve). Documentary evidence suggest that there were three open fields (first recorded in the mid 16th century) known as Castlehay field, Middle (or Ludgate Field) and Mill Field (cf. map 6 for their general location)<sup>96</sup>.

<sup>95</sup> Open Field: An area of arable land with common rights after harvest or while fallow. Usually without internal divisions (hedges, walls or fences); 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. © 2012 English Heritage).

<sup>96</sup> Tringham 2007: 91; Hislop et al 2012: fig 4.16 on p.60

Domesday Book also makes reference to woodland (probably within Needwood forest) and meadow land (within the river valley) which probably continued to be important resources throughout the medieval period.

#### 2.4.2.3 Economy/Industry

Another indicator of what constitutes a town in the medieval period is the number of non-agricultural occupations within a settlement. Fifteenth century records have identified occupations such as tailor, butcher, mason and painter at Tutbury<sup>97</sup>. At an earlier date (in the early 14th century) occupational surnames suggest further commercial trades within the town including baker, barker (tanner), potter, fisher, shoemaker, smith and wright (carpenter)<sup>98</sup>. A goldsmith and a jeweller are also recorded possibly reflecting the status of the earls of Lancaster and their entourage<sup>99</sup>.

In the wider landscape, the mining of alabaster was probably occurring by the late 12th century by which date it had been used to decorate the west doorway of the priory church<sup>100</sup>. The first documentary reference to it, however, occurs in the late 14th century and Dyer suggests that the reference to a painter in 1456 could indicate a stone carver's workshop<sup>101</sup>.

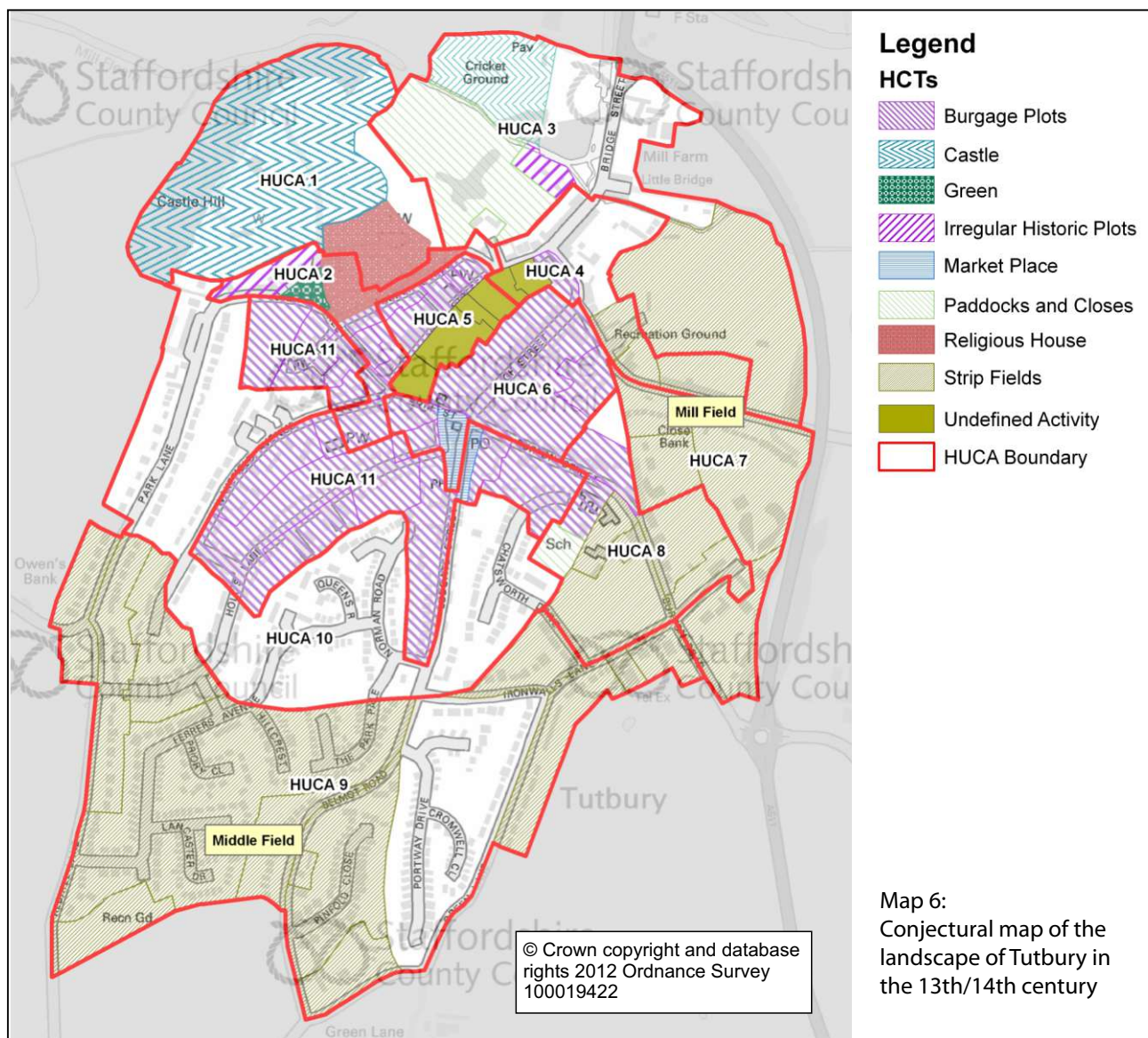
#### 2.4.2.4 Markets and fairs

Tutbury evidently had a market function by the time of Domesday Book (1086) (cf. 2.4.1.1). It was recorded in 1380 as being held on a Monday and a Saturday market is recorded in 1485<sup>102</sup>. Shops within the market place were selling flour and being used by butchers in the 14th century<sup>103</sup>.

A court house existed in the market place in the medieval period<sup>104</sup>. The location of the market place within the townscape is discussed in 2.4.1.4.



An annual fair is also recorded in the medieval documents<sup>105</sup>.



Map 6:  
 Conjectural map of the  
 landscape of Tutbury in  
 the 13th/14th century

### 2.4.2.5 Watermills

The earliest references to a corn mill occur in the late 12th and late 13th centuries when it was described as being 'under the castle' and presumably located upon the 'mill fleam' lying to the east of the castle<sup>106</sup>. Its precise location is unknown and it does not appear to be mentioned after the late 13th century. The principal water mill for the town appears to have been shared with the inhabitants of Rolleston manor and was probably located upon the site of the extant Grade II listed 18th century watermill lying off Cornmill Lane (approximately 950m east of Tutbury and beyond the EUS project area)<sup>107</sup>.



<sup>108</sup> Ibid: 107 and 115; Staffordshire HER: PRN 54697

<sup>109</sup> Atkins and Holmes 2000: 2-4; Alien Priory: A priory dependant upon a foreign mother church. (Scope note reproduced from the Thesaurus of Monument Types by kind permission of English Heritage. © 2012 English Heritage).

<sup>110</sup> Staffordshire HER: PRN 08616

<sup>111</sup> Ibid; Tringham 2007: 115

<sup>112</sup> Ibid: 83; Taylor

<sup>113</sup> Staffordshire HER: PRN 05522; Atkins and Holmes 2000

<sup>118</sup> Ibid.

<sup>119</sup> Ibid.

## 2.4.3 Religion

### 2.4.3.1 Benedictine Priory

The de Ferrers family established a Benedictine priory circa 1080 possibly upon the site of an earlier church<sup>108</sup>. It was an alien priory in that its mother house was the Abbey of St Pierre sur Dives in Normandy<sup>109</sup>. The extant Grade I Listed St. Mary's Church (close by the castle) functioned as the priory church and a Norman doorway in the south aisle with a carving depicting a boar hunt probably represents its earliest extant fabric (plate 2)<sup>110</sup>. The west front dates to circa 1160-70, whilst the majority of the remainder of the earliest fabric dates to the 13th century<sup>111</sup>.

The location of the other medieval priory buildings are unknown, but they are most likely to have lain to the south of the priory church; the typical location for Benedictine houses<sup>112</sup>. An undated limestone wall found during an evaluation on the north side of the building indicates earlier activity in this vicinity, but no interpretation of its date or function was possible<sup>113</sup>. As with the abbey church at Burton, part of the priory church was used by the townspeople as their parish church; a parish altar is mentioned in 1296<sup>114</sup>. Similarly the lay parishioners appear to have had their own burial ground separate from that of the monks<sup>115</sup>.

The projected extent of the medieval priory is depicted on map 5 and would have extended as far south as Church Street; possibly even as far as Monk Street (cf. 2.4.1.4). Two medieval features were excavated adjacent to the church hall on the north side of Church Street<sup>116</sup>. The largest of these, with a maximum width of 4.10m, was aligned east-west (and turned northwards at the edge of the excavated area) and revealed evidence of having been recut<sup>117</sup>. The debris contained in its latest phase included late medieval pottery and animal bone suggesting that it had been

infilled towards the end of the medieval period. The earlier fills had incorporated waste (cess) suggesting it had previously been used as a dumping ground presumably for the priory given its location within the projected extent of the priory precinct. The size of the boundary (a maximum of 4.10m wide and 1.6m deep) suggested to the excavators that it had originated as a boundary ditch and they proposed that this may have demarcated the churchyard<sup>118</sup>. Three undated burials were also excavated lying against the boundary (although any relationship was not proven). The excavators suggested that the burials could have been of medieval or post medieval origin<sup>119</sup>. It is not possible from the paucity of the evidence to suggest whether this burial ground may have been that of the monks' or of the townspeople. If the priory buildings lay to the south then the proximity may suggest that it was the former. The successive fills of medieval waste material may suggest that the burial yard was abandoned before the end of the medieval period.



Plate 2: St Mary's Church

<sup>114</sup> Tringham 2007: 107; cf. Taylor 2012 for arrangement at Burton Abbey

<sup>115</sup> Ibid: 109; Ibid

<sup>116</sup> Staffordshire HER: PRN 51517 and PRN 51518; Pedersen 2006

<sup>117</sup> Pedersen 2006

<sup>120</sup> Hislop et al 2012: 154

<sup>121</sup> Tringham 2007: 109

<sup>122</sup> Ibid; Hislop et al 2012: 154; Chantry: A chapel attached to, or inside, a church, endowed for the celebration of Masses for the soul of the founder. (Scope note reproduced from the Thesaurus of Monument Types by kind permission of English Heritage. © 2012 English Heritage).

<sup>123</sup> Ibid; Staffordshire HER: PRN 00710

<sup>124</sup> Staffordshire HER: PRN 04524

<sup>128</sup> Tringham 2007: 29-30

<sup>129</sup> Ibid; Hislop et al 2012: 1 and 279

<sup>130</sup> Hislop et al 2012: 279

<sup>131</sup> Tringham 2007: 18 and 31; Hislop et al 2012: 279

### 2.4.3.2 Other Chapels

Two other chapels are known to be associated with Tutbury during this period. The first is the apparently free-standing castle chapel whose earliest surviving remains have been dated to the late 12th century<sup>120</sup>. There are references to its endowments and staff in the later 13th century<sup>121</sup>. A chantry was established in 1318 and is assumed to have been located with the chapel<sup>122</sup>.

The second chapel, recorded in the 13th century, lay beyond the EUS project area and is believed to have been sited on or near Chapel House Farm (approximately 1.3km to the south west)<sup>123</sup>. The chapel is believed to have been associated with a leper hospital presumably established by the de Ferrers family. A series of partial rectangular cropmarks, one shown within another, lying to the west of the farm itself may be associated with this site<sup>124</sup>. Tringham has suggested that the choice of site, atop a hill and overlooked by the castle emphasised the de Ferrers family's piety to the wider community<sup>125</sup>.

## 2.5 Post Medieval (1500 to 1699)

### 2.5.1 Settlement

#### 2.5.1.1 Castle

There is evidence for limited royal interest in the castle in the early post medieval period. The documentary evidence suggests that there were no royal visits to the castle from 1511 until it was used as a prison for Mary Queen of Scots on four occasions between 1569 and 1585<sup>126</sup>. There was renewed interest in the 1630s when the 15th century hall was remodelled. Hislop et al have suggested this is associated with its renewed function as a royal hunting lodge<sup>127</sup>.

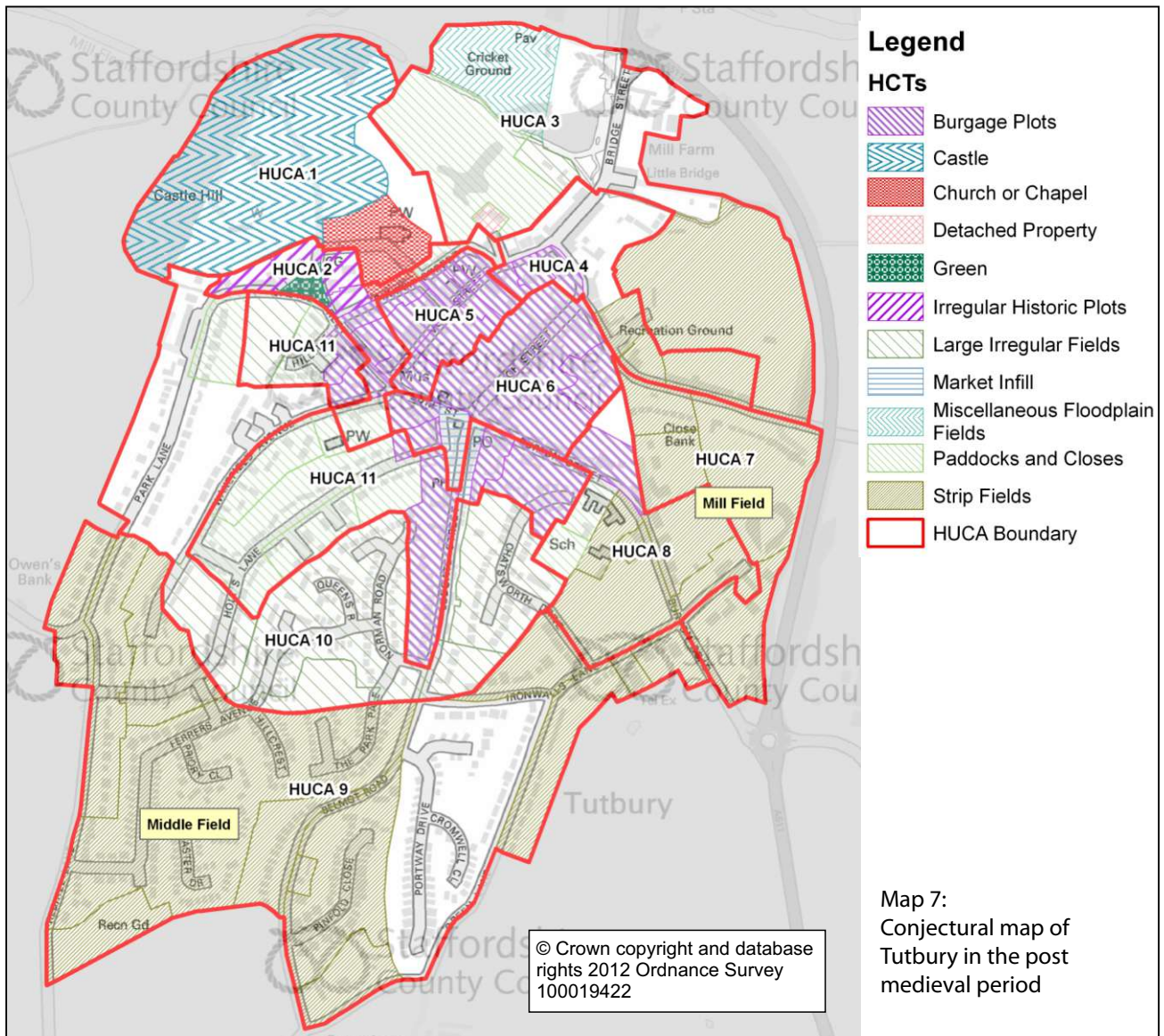
The castle was held for the King during the Civil War (1642 to 1651) and was besieged by Parliamentary forces in early 1646 who also attacked the town<sup>128</sup>. The royalists' holding the castle surrendered in April 1646 at which point it was substantially slighted<sup>129</sup>. The evidence for the slighting of the castle is evident within the archaeological record along with the contemporary pottery and clay pipes which have been found during archaeological works<sup>130</sup>.

In the later 17th century the castle was leased out before being returned to the Crown in 1696, but no building work is known from this period either documentary nor archaeologically<sup>131</sup>.

<sup>125</sup> Tringham 2007: 109

<sup>126</sup> Tringham 2007: 18 and 25; Hislop et al 2012: 279

<sup>127</sup> Hislop et al 2012: 1 and 279



Map 7:  
Conjectural map of  
Tutbury in the post  
medieval period

### 2.5.1.2 Settlement

It is unlikely that the town substantially changed in its plan form during this period (cf. map 6 and map 7). It was still effectively a borough in the early 17th century, but burghal status appears to have disappeared at some point between 1611 and 1798<sup>132</sup>.

Plate 4 is a conjectural plan based upon a survey of 1559 which locates the potential market place and more pertinently the occupied (pink and striped) and vacant plots (blue) within the town. However, it is unclear as to whether the vacant plots indicate whether settlement had been present at an earlier date in every case or that those located on the periphery of the historic core had either never been occupied or were abandoned during the medieval period.

Consequently map 7 reflects the possibility that the peripheral areas of the town may have been utilised as paddocks and crofts by at least the post medieval period.



### 2.5.1.3 Buildings

There are currently only four buildings known to date this to period surviving within Tutbury; two of which lie within the High Street. The earliest, and largest, of these is the Grade II\* Dog and Partridge Inn which probably dates to the late 15th or early 16th century. It is also the only building within the centre of the town whose frontage retains its timber-framing (plate 3)<sup>133</sup>. The other early Grade II listed property, 33 High Street, is believed to have originated in the 17th century, but was considerably altered in the early 19th century when it was given a red brick frontage<sup>134</sup>.



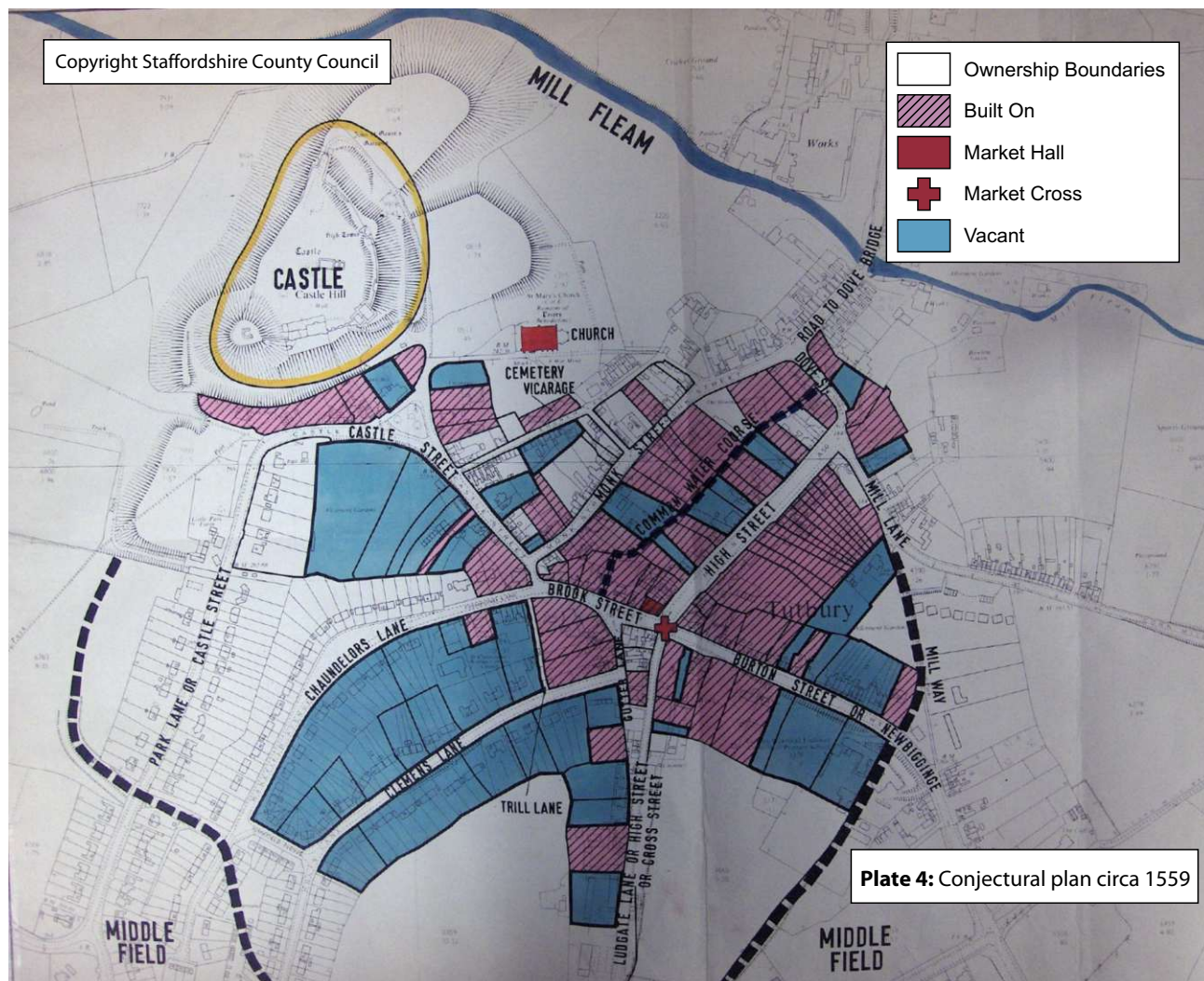
Plate 3: Dog and Partridge Inn

A further probable Grade II listed 17th century building, whose timber framed facade was re-clad in brick at a later date, survives on Ludgate Street in the area which has been identified as the location of the medieval market place (cf. HUCA 6)<sup>135</sup>. It is possible that the building then represents infilling within the market place which could have been occurring by this date.

Despite the fact that there appears to be few surviving early buildings within Tutbury there remains the potential for further earlier fabric to survive within the later buildings.

The final Grade II listed property identified as probably being of 17th century date lies beyond the historic core to the east of St Mary's Church<sup>136</sup>. It originated as a timber-framed farmhouse, which has also been re-fronted in brick at a later date, and was more recently sub-divided to form

two houses. The origins of this farmstead, known as Manor Farm, and its potential relationship with the castle and its estate is currently unknown (cf. HUCA 3).



## 2.5.2 Economy

The economy of the town and the wider landscape is likely to have been largely unchanged from that of the medieval period. The agricultural component still appears to have been farmed on an open field system throughout this period<sup>137</sup>. The produce was still being ground at the corn mill lying to the east (and beyond the EUS project area)<sup>138</sup>.

There are few references to the economic make-up of the town during this period although carriers are recorded in 1599 and there was a glazier in 1646<sup>139</sup>.

What perhaps may have had the biggest impact upon the economy of the town in the earlier part of this period was the decline of the market, which may have disappeared in the late 16th century<sup>140</sup>. A new market was established, on a Saturday, in 1624 although this does not appear to have been particularly successful<sup>141</sup>. This could account for the infilling which it is suggested may have occurred within the proposed area of the medieval market place (cf. 2.5.1.3).



## 2.5.3 Religion

Another potentially significant impact upon the town was the Dissolution of the priory in 1538<sup>142</sup>. The priory church was retained to serve the townspeople, but none of the other priory buildings have survived. In 1552 the site of the priory and its possessions was granted to Sir William Cavendish (of Chatsworth, Derbys) who quarried the buildings for stone to build a house.<sup>142</sup> The location of this house is not known, but it was apparently not located within the former priory precinct<sup>144</sup>. It was demolished in the earlier 1640s<sup>145</sup>.

The south tower of the Grade I St Mary's Church was probably added in the 16th century (plate 2)<sup>146</sup>.

## 2.6 18th and 19th century (1700 to 1899)

### 2.6.1 Settlement

#### 2.6.1.1 Population

The census returns taken every ten years from 1801 onwards show that in general the population of Tutbury increased from 1,004 at the start of the century to 2,057 in 1891<sup>147</sup>.

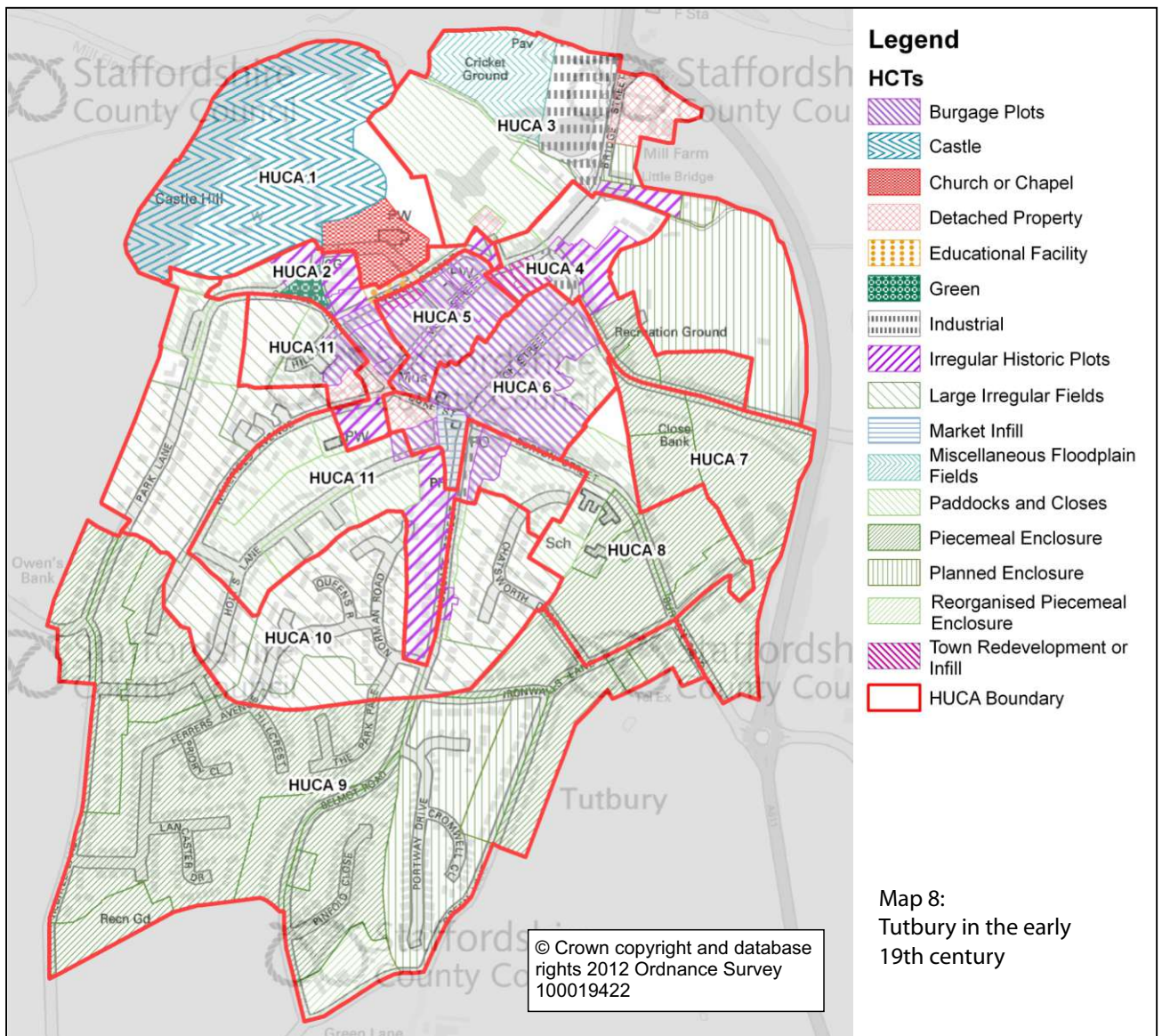


Plate 5: Looking north along High Street

#### 2.6.1.2 Town and buildings

The town plan remained unaltered from its medieval origins during this period; the greatest change comes in the form of built character. The buildings within the historic core (principally

comprised of HUCA 2, HUCA 4, HUCA 5 and HUCA 6) mostly appear to date to the 18th and 19th century. These buildings, particularly within the High Street, comprise two and three storey red brick town houses some with early shop fronts (plate 5)<sup>148</sup>. The majority of these buildings across the EUS project area stand fronting onto the streets, but a number have been rebuilt within their own grounds. These properties include two dating to the later 18th century; the Grade II listed 1 Castle Street and the Grade II listed Croft House on Duke Street<sup>149</sup>. On the south side of Monk Street the early 19th century Grade II listed property 'The Hawthorns' still stands set back from the street within its own grounds<sup>150</sup>.



Expansion beyond the identified extent of the medieval town occurred later in the 19th century with the construction of terraced houses and workers cottages along Cornmill Lane, Burton Street and Bridge Street (cf. map 8 and map 9). The terraces along Bridge Street may have been built to serve the mill to the north which was converted from a cotton mill to a plaster mill in 1891<sup>151</sup>.

By the late 18th century it was described as being a “pleasant village” and was no longer considered to be a market town<sup>152</sup>.

### 2.6.1.3 Castle

The castle found a new role as a farm in the mid 18th century at which point the 17th century King's Lodgings were demolished<sup>153</sup>. Other alterations were made in the late 18th century which were clearly influenced by the picturesque movement which valued ruins for their romantic quality. The leasee of the castle, a member of the Vernon family, built the folly on top of the motte in 1780<sup>154</sup>. The interest in the picturesque led to the castle becoming a tourist attraction as is emphasised by the many drawings and prints of it which survive from this period onwards<sup>155</sup>.

## 2.6.2 Administration, Education and Welfare

### 2.6.2.1 Welfare

Four almshouses were constructed in Castle Street in 1795 for single women. They were demolished in 1972<sup>156</sup>.

### 2.6.2.2 Education

The earliest known school was endowed by Richard Wakefield in 1730 and a school house was built in Monk Street in 1733<sup>157</sup>. It had become a National School by 1817; the school building (rebuilt 1789) being enlarged in 1818<sup>158</sup>. The extant school was built in 1862 in Cornmill Lane and was enlarged in 1870 and 1883<sup>159</sup>.



Plate 6: Former Anglican Sunday School



The extant school building on Church Street was originally built as an Anglican Sunday School in 1831; it had become part of the National school by 1888 (plate 6). New schools were built elsewhere in Tutbury in 1909 and it is likely that it was at this point that it returned to its former use as a Sunday school.

In 1851 there were five academies in Tutbury, two of which took boarders<sup>161</sup>.

## 2.6.3 Economy

### 2.6.3.1 Agriculture

The open fields appear to have been gradually enclosed between 1750 and 1799 in a process whereby landholders agreed between themselves to create discrete landholdings rather than holding individual strips across open fields (a process known as 'Piecemeal Enclosure' cf. map 8).

An Act of Parliament to enclosure the adjacent Needwood Forest was passed in 1801 which resulted in the creation of new farms and a landscape dominated by planned regular field patterns<sup>162</sup>.

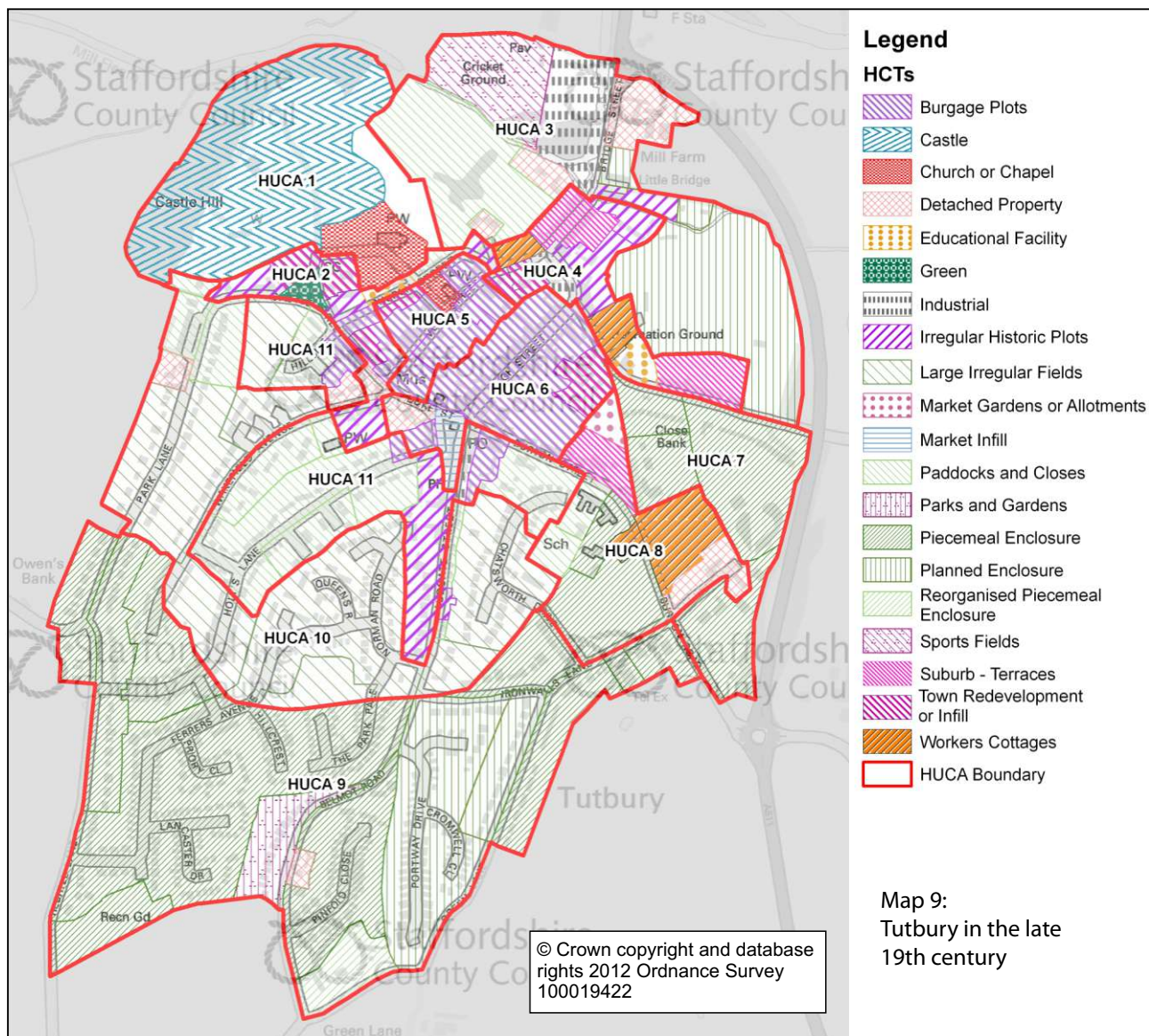
### 2.6.3.2 Economy/Industry

The biggest employers within the town during the period were the cotton mill and the glass works. The cotton mill was located to the north of the town on the west side of Bridge Street. A partnership was formed in 1782 and between 1783 and 1785 it built a five storey cotton mill initially for spinning and making both wool and cotton, but from the mid 1790s for cotton alone<sup>163</sup>. The cotton mill closed in 1888 and was reopened as a plaster mill by Henry Newton a Burton cement manufacturer<sup>164</sup>. The mining of gypsum in the wider landscape, particularly at Fauld in Hanbury parish, occurred by the early 19th century and continued throughout the remainder of the period<sup>165</sup>. The glass works was established on the corner of Burton Street and Ludgate Street in 1810; initially just cutting glass made in Birmingham, but by 1839 the company was also involved in its manufacture<sup>166</sup>.

A trade directory from the mid 19th century records a variety of small trades including a stay maker, fellmongers, tanners, a leather cutter and an earthenware dealer alongside more typical trades like shoe makers, blacksmiths, butchers, saddlers, grocers, joiners, nail makers, tailors and wheelwrights which make up the economy of most small towns of the period<sup>167</sup>. Other professions such as surgeons, an Inland Revenue Officer and a policeman are also recorded<sup>168</sup>.

Other trades included nine inns and taverns (one located 'at the bridge'; three in High Street, three in Ludgate Street, one in Duke Street and one in Monk Street) along with five beerhouses<sup>169</sup>.

The importance of modern transport is also reflected in the trade directory within the presence of the station master<sup>170</sup>.



### 2.6.3.4 Markets and fairs

The market still existed in the early 18th century, but was not considered to be very successful. It ceased functioning in the 1790s; its lack of success probably due to the proximity of both Burton and Uttoxeter<sup>171</sup>.

Two cattle fairs and a servant hiring fair were still being held in the town in the mid 19th century<sup>172</sup>.

## 2.6.4 Religion

### 2.6.4.1 Anglican Churches

Alterations and additions were made to St Mary's church during the early and mid 19th century. The north aisle was added in 1820-2 by Joseph B. H. Bennett and the chancel and apsidal sanctuary were replaced in 1866 by the eminent architect G. E. Street<sup>173</sup>.



<sup>174</sup> White 1851 Historical Directories web viewed 27/11/2012  
www.historicaldirectories.org

<sup>175</sup> Tringham 2007: 114

<sup>176</sup> Staffordshire HER: PRN 11027; White 1851 Historical Directories web viewed  
27/11/2012 www.historicaldirectories.org

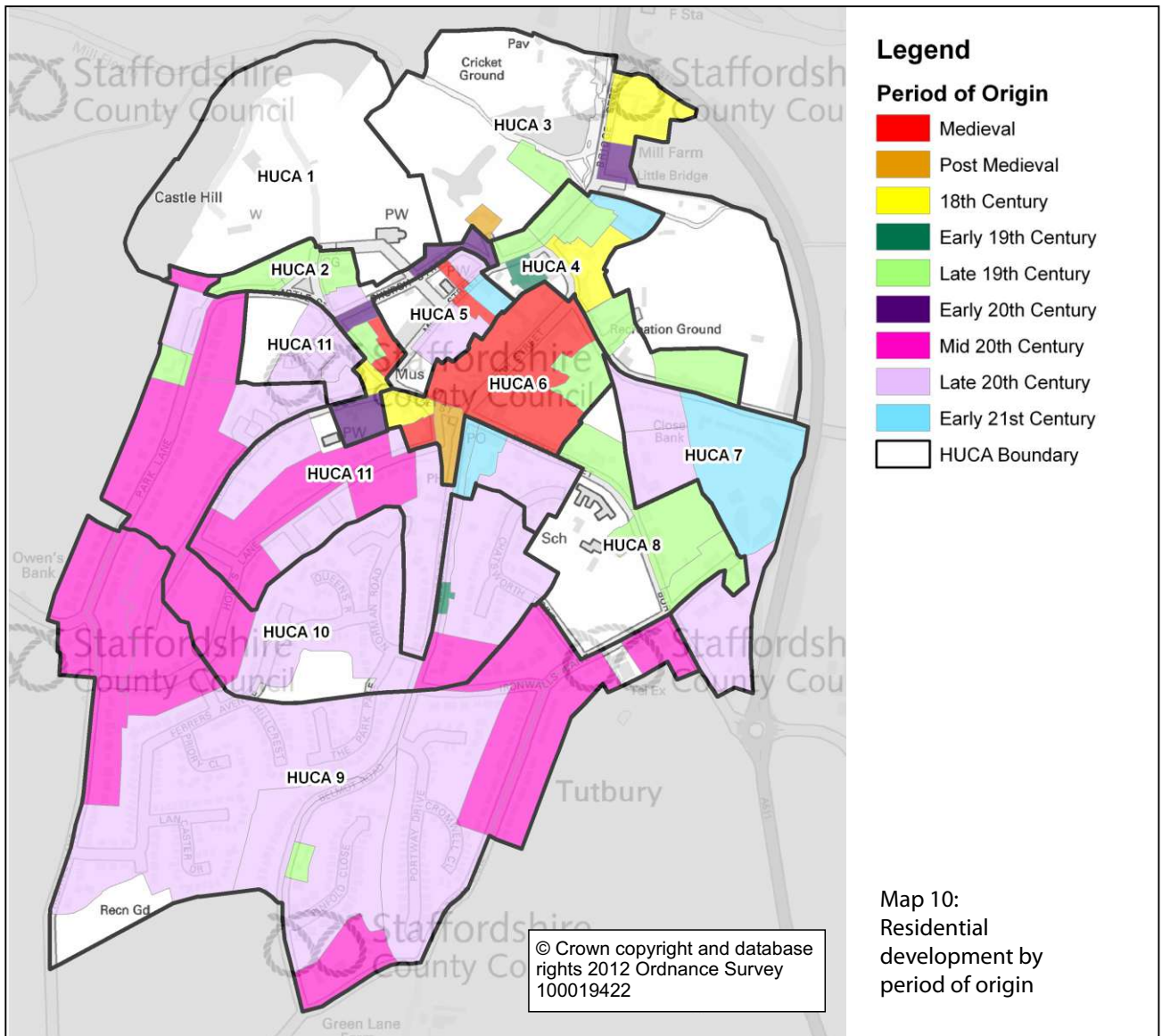
<sup>177</sup> Tringham 2007: 113

<sup>178</sup> White 1851 Historical Directories web viewed 27/11/2012  
www.historicaldirectories.org; Tringham 2007: 113

### 2.6.4.2 Non-Conformism

By the mid 19th century there were three non-conformist chapels in Tutbury. The Independent (Congregational) Chapel was built in 1799 and was repaired in 1844<sup>174</sup>. The chapel on Monk Street still held services in 2007<sup>175</sup>. The red brick Grade II listed Wesleyan Methodist Chapel on the High Street was rebuilt in 1838; there is a date plaque on its gabled end<sup>176</sup>. It remained in religious use until 1968, but is now a shop<sup>177</sup>.

The Primitive Methodist Chapel was built in 1831 on Cornmill Lane, but closed in 1914 and was eventually converted to domestic use circa 1930<sup>178</sup>.



## 2.6.5 Communications

### 2.6.5.1 Roads

The road over the River Dove from Derbyshire leading ultimately to Burton-upon-Trent, which followed Lower High Street, High Street and Burton Street within the project area, was turnpiked under an Act of Parliament passed in 1753. The route was dis-turnpiked in early 1870s<sup>180</sup>.

### 2.6.5.2 Railways

The North Staffordshire Railway opened a line between Derby and Crewe in 1848 broadly following the northern bank of the River Dove. Tutbury Station was located on the western side of what is now Station Road in Derbyshire. There was also a goods shed and sidings on the line at Tutbury. Since the end of the 19th century Hatton (in Derbyshire) has expanded southwards to reach the railway line (incorporating the site of the sidings) and in the early 21st century the station, now located on the eastern side of Station Road, is known as 'Hatton and Tutbury'.

## 2.7 20th and 21st century (1900 to 2009)

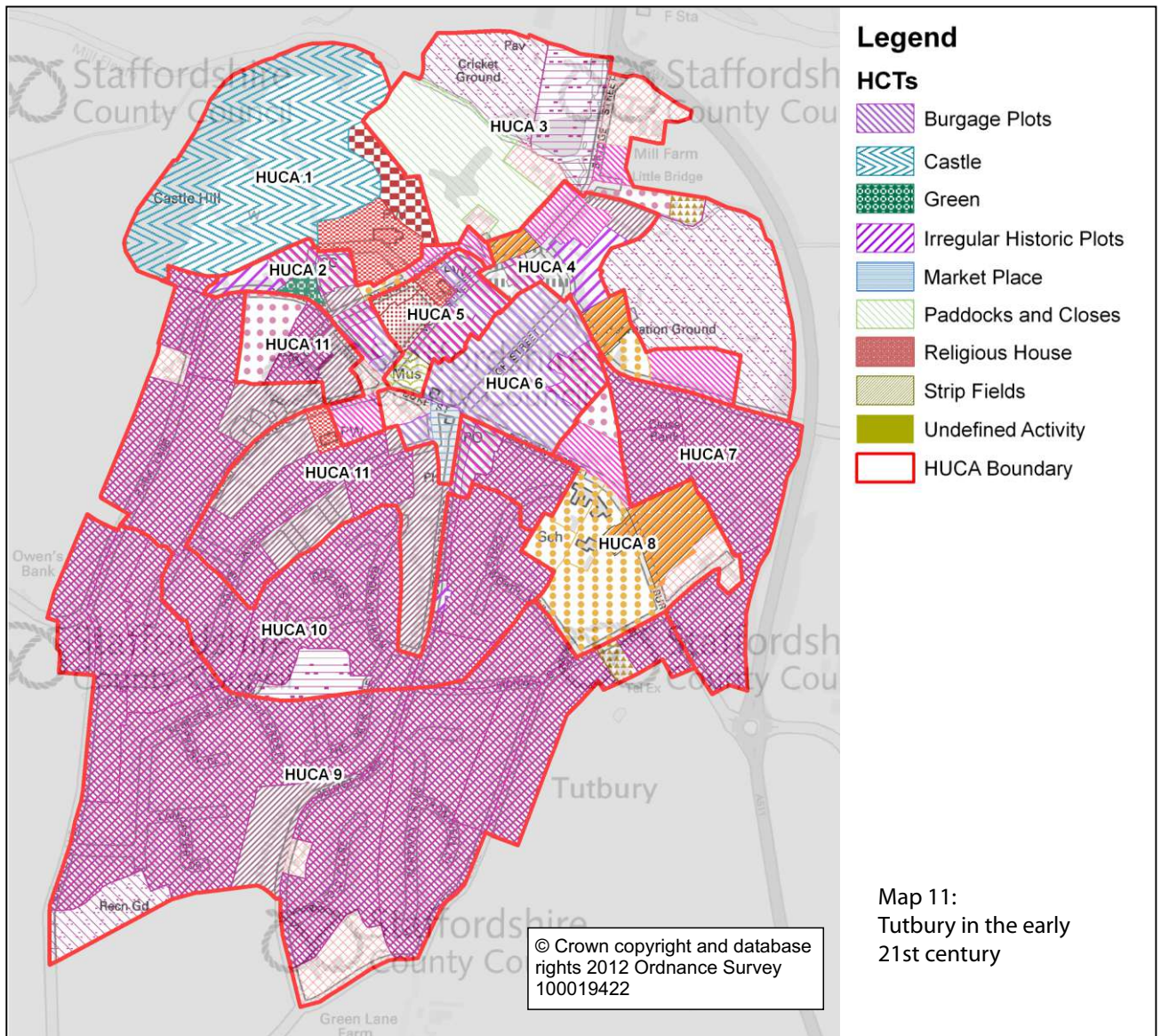
Tutbury's greatest period of expansion occurred during the mid and late 20th century with the construction of relatively large numbers of residential properties (cf. map 10). The estates which were built during this period have concentrated to the south of the town and expansion beyond the line of the 'Park Pale' earthworks, representing the presumed extent of the medieval borough, first occurred in the mid 20th century<sup>181</sup>.

The development principally follows the alignment of roads which existed by at least the early 19th century and a network of estate roads was also constructed. Within the town centre the street plan is unaltered from its, at least, medieval origins.

Tutbury's two principal industries the plaster works and glass making declined in the later 20th century. Tutbury Mill closed in 1968 and the site had been cleared for the establishment of a park by 1972<sup>182</sup>. The glass works on the corner of Ludgate Street and Burton Street saw several phases of redevelopment including the construction of the street side offices/workshop probably dated to the 1930s and further large-scale redevelopment to the rear of this frontage in the 1950s/60<sup>183</sup>. The glass works finally closed in 2006 and has since been redeveloped for housing<sup>184</sup>.

A Roman Catholic Church, St Christopher's, was opened in Wakefield Avenue in 1961<sup>185</sup>.

The castle's role as a tourist attraction won out over that as an agricultural entity in the 20th century. Farming was abandoned at the castle 1952 and the farm buildings now form part of the tourist attraction<sup>186</sup>.



Map 11:  
Tutbury in the early  
21st century



# Part Two: Characterisation and Assessment

## Section Summary

- ◆ **HUCA 1** comprises the focus of medieval lordship and spirituality of the town from at least the 1080s onwards. Tutbury Castle, a Scheduled Monument, continues to dominate the town and the wider landscape for its aesthetics as a romantic ruin and for its role in national history. The Grade I Listed St Mary's church retains important medieval architectural fabric which date from its role as both priory church and the town's parish church. Part of the former priory site also lies within **HUCA 2**.
- ◆ The legible historic character of the planned medieval town survives within **HUCA 6** and comprises burgage plots and the probable location of the former market place which had been infilled by the post medieval period. The highest numbers of Listed buildings (including a Grade II\* property) lie within this HUCA. A small number of burgage plots are legible within **HUCA 5**, which had also formed part of the planned medieval town (part of this area may have formed a fishpond early in the medieval period having been abandoned by the 14th century).
- ◆ The area defined as lying within the medieval borough defined by the known extent of the 'park pale' earthworks also lay within **HUCA 2** (which may represent the earliest phase of occupation); **HUCA 10** and **HUCA 11**. Parts of **HUCA 4** and **HUCA 8** also lie within the medieval town area. Historic buildings survive within some of these HUCAs which contribute to the town's character as well as its wider social and economic history.
- ◆ **HUCA 3** is dominated by an open character principally comprising sports grounds. The survival of at least two farmsteads and an area of paddocks lying beneath Castle Hill reflects the rural character of the wider landscape.
- ◆ Cottages and terraced houses of 19th century date survive within **HUCA 4** and **HUCA 8**, whilst early 20th century terraced houses survive in **HUCA 3**. This development is closely associated with Tutbury's 18th and 19th century industrial heritage based upon cotton, glass and plaster. The late 18th century warehouse and shop, owned by the same company as operated the cotton mill, represents the sole known surviving industrial building of this period within the town.
- ◆ Modern development, of mid 20th, late 20th and early 21st century date, dominates the character of **HUCA 7**, **HUCA 9**, **HUCA 10**, and **HUCA 11**. Earlier properties survive within all of these areas.
- ◆ The assessment has also identified a high potential for below ground archaeological remains to survive within **HUCA 1**, **HUCA 2**, **HUCA 3**, **HUCA 4**, **HUCA 5**, and **HUCA 6**. Further archaeological potential has been identified within **HUCA 10** and **HUCA 11**. Other sites, currently unknown, also have the potential to survive within the EUS project area.

# 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. Eleven HUCAs have identified for Tutbury.

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>187</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>187</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>188</sup>.

<p><b>Evidential value</b> (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>

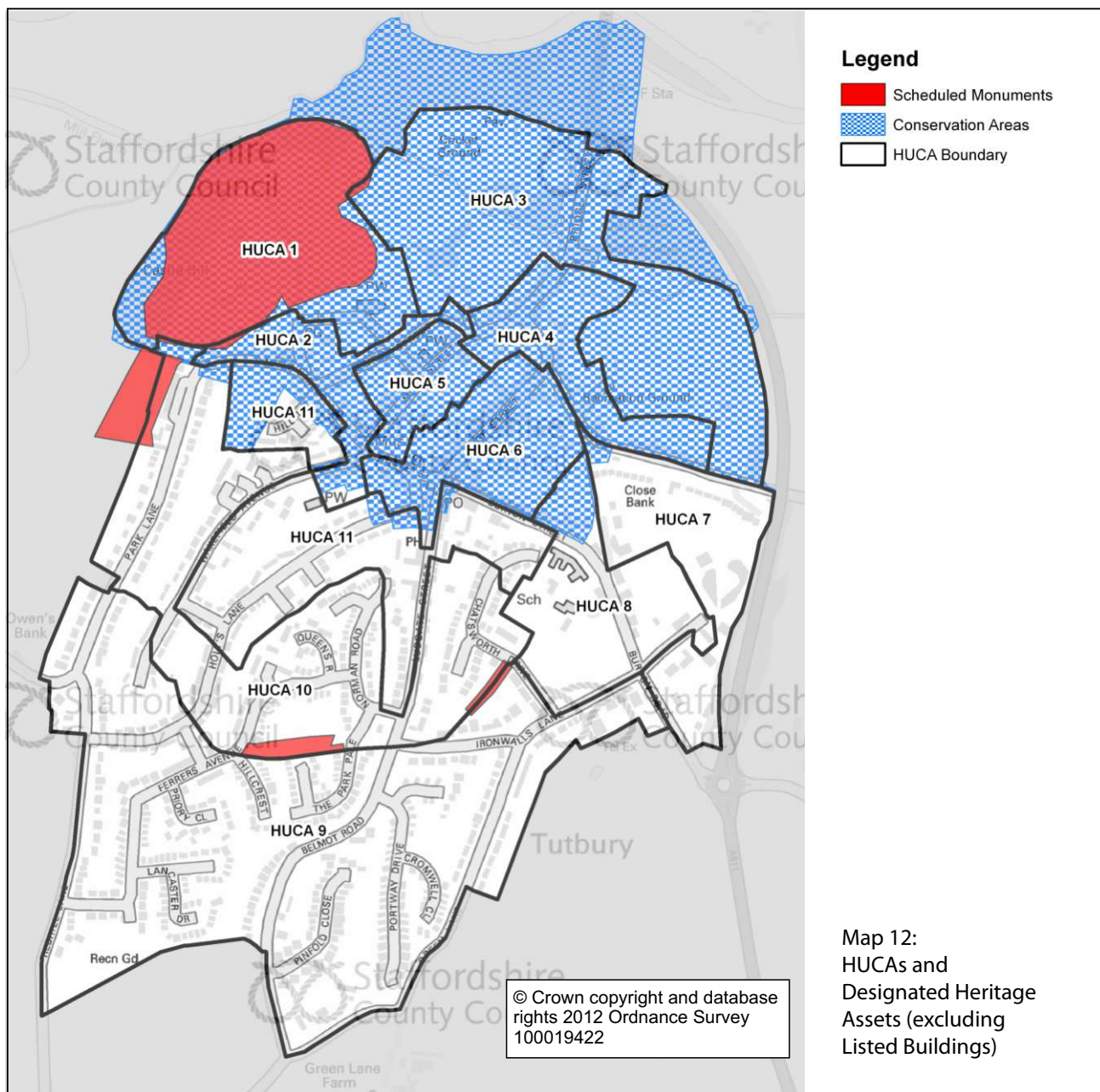
<b>Historical value</b>	<b>High</b>	The legible heritage assets either dominate or significantly contribute to the historic character of each HUCA. There are strong associations between the heritage assets (both tangible and intangible) within the HUCA that are potentially demonstrable and/or the heritage 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.

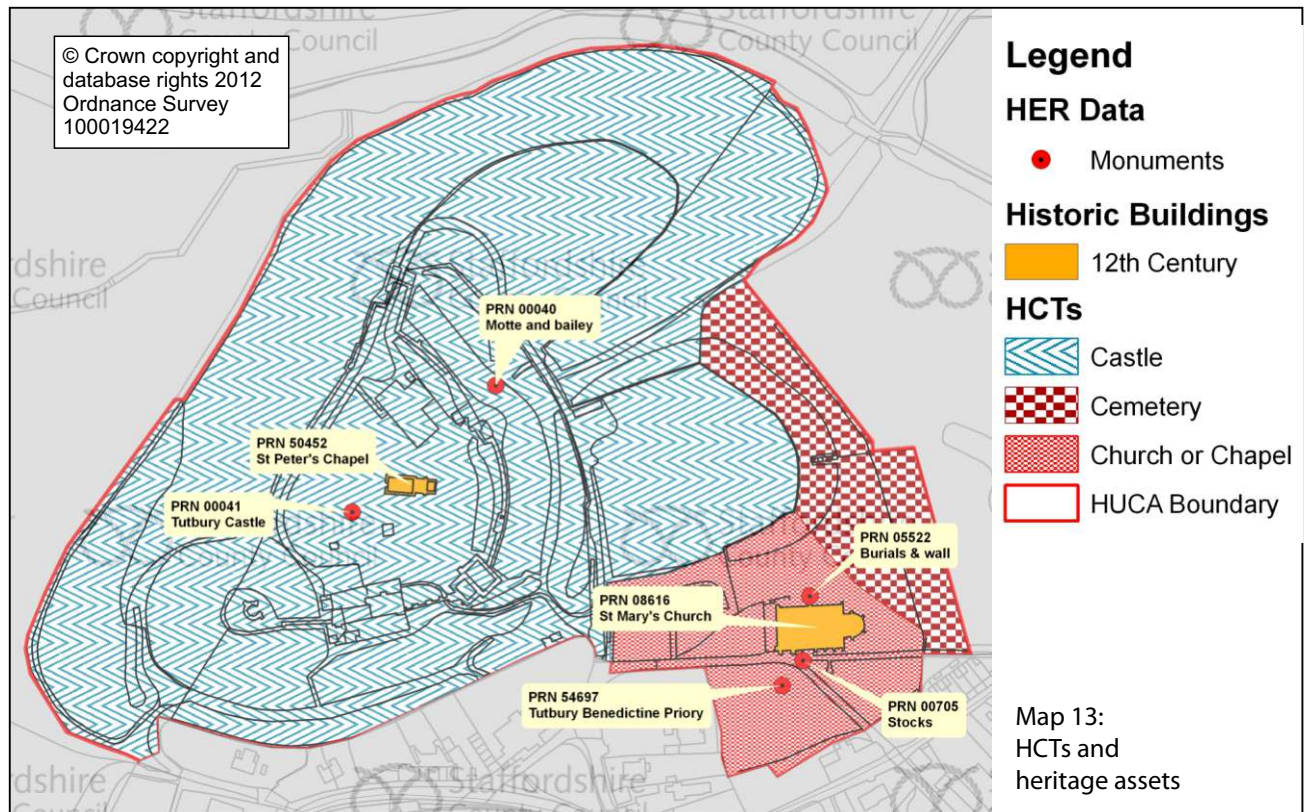
\*The potential for below ground archaeological remains to survive will not be comprehensively addressed within the EUS project. Due to the nature of the project and its time constraints it will not be possible to model archaeological deposits based upon probability and impacts of current development 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)



## 4.1 HUCA 1: Tutbury Castle and St Mary's Church



### 4.1.1 Statement of heritage significance

The HUCA is characterised by the legible remains of Tutbury's lordship and spiritual centre from at least the 1080s onwards (cf. 2.4.1.3 and 2.4.3.1). Archaeological works within the castle have identified its 11th century origins, whilst 12th century fabric survives within the architecture of St Mary's Church, which originated as the priory church.

The importance of the castle site to an understanding not only of Tutbury, but of the wider landscape has been demonstrated in the evidence for Roman activity revealed in archaeological excavations (cf. 2.2). The earliest evidence for human activity, however, dates to the Mesolithic period (cf. 2.1). This is the first indication of hunter gatherer communities being active in the immediate landscape, presumably taking advantage of the rich food resources present with the valley of the River Dove nearby.

The archaeological works at the castle included an analysis of the existing buildings (plate 1). This has emphasised the differing architectural styles and fabric and so has in part revealed the legible history of the castle. The phases include the 18th century folly which can be seen as a clear indicator of a change in the way in which the castle was viewed. From this point onwards its importance was linked to its aesthetic appeal as a romantic ruin visible across the wider landscape (cf. 2.6.1.3; plate 7). It remains an important tourist attraction in the local area for its aesthetics and its role in national history (notably as one of the prisons of Mary Queen of Scots). The castle's national importance has been recognised through its designation as a Scheduled Monument (cf. map 12)<sup>189</sup>.



**Plate 7:** Impact of castle on wider townscape (taken from Burton Street)

The origins of the former Tutbury Priory are of a similar date and were initiated under the same lordship as the castle (cf. 2.4.3.1; parts of the priory site also lie within HUCA 2)<sup>190</sup>. Little archaeological work has been carried out within the site of the priory and consequently its form and extent is poorly understood. Like the castle, the history of the Grade I St Mary's Church is visible in its architecture (cf. 2.4.3.1., 2.5.4 and 2.6.4.1; plate 2)<sup>191</sup>. One small excavation was carried out to the north of the church in advance of construction. The work revealed that any earlier archaeological deposits had probably been largely destroyed by the rebuilding of the north aisle by Joseph B. H. Bennett in the 1820s (cf. 2.6.4.1)<sup>192</sup>. However, a limestone feature, earlier than this activity, may date to the medieval period and consequently be associated with the priory<sup>193</sup>.

#### 4.1.2. Heritage Values

<p><b>Evidential value:</b> There is the potential for further archaeological deposits to survive relating to the origin and development of the castle. Of particular importance is the potential for archaeological deposits to survive associated with the priory, whose form is currently poorly understood.</p>	<p><b>High</b></p>
<p><b>Historical value:</b> The heritage assets are of primary importance in understanding the development of Tutbury and its role in local and national history.</p>	<p><b>High</b></p>
<p><b>Aesthetic value:</b> Tutbury Castle and St Mary's Church are important foci within the historic character of Tutbury. The castle in particular, due to its topographic position, contributes strongly to the character of the wider landscape. The national importance of the heritage assets have been previously identified in their designations as a Scheduled Monument and Grade I Listed building. Both of the heritage assets have also been incorporated into the Tutbury Conservation Area in acknowledgment of the importance to the town's history and local character.</p>	<p><b>High</b></p>
<p><b>Communal value:</b> The castle continues to be an important tourist attraction and the church is also an important community building.</p>	<p><b>High</b></p>



<sup>194</sup> Department for Communities and Local Government 2012. Web: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf>

<sup>195</sup> East Staffordshire Borough Council. 2013. Web: <http://www.eaststaffsbc.gov.uk/Planning/Pages/PlanningConservationAreaAppraisals.aspx>

<sup>196</sup> Department for Communities and Local Government 2012. Web: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf>

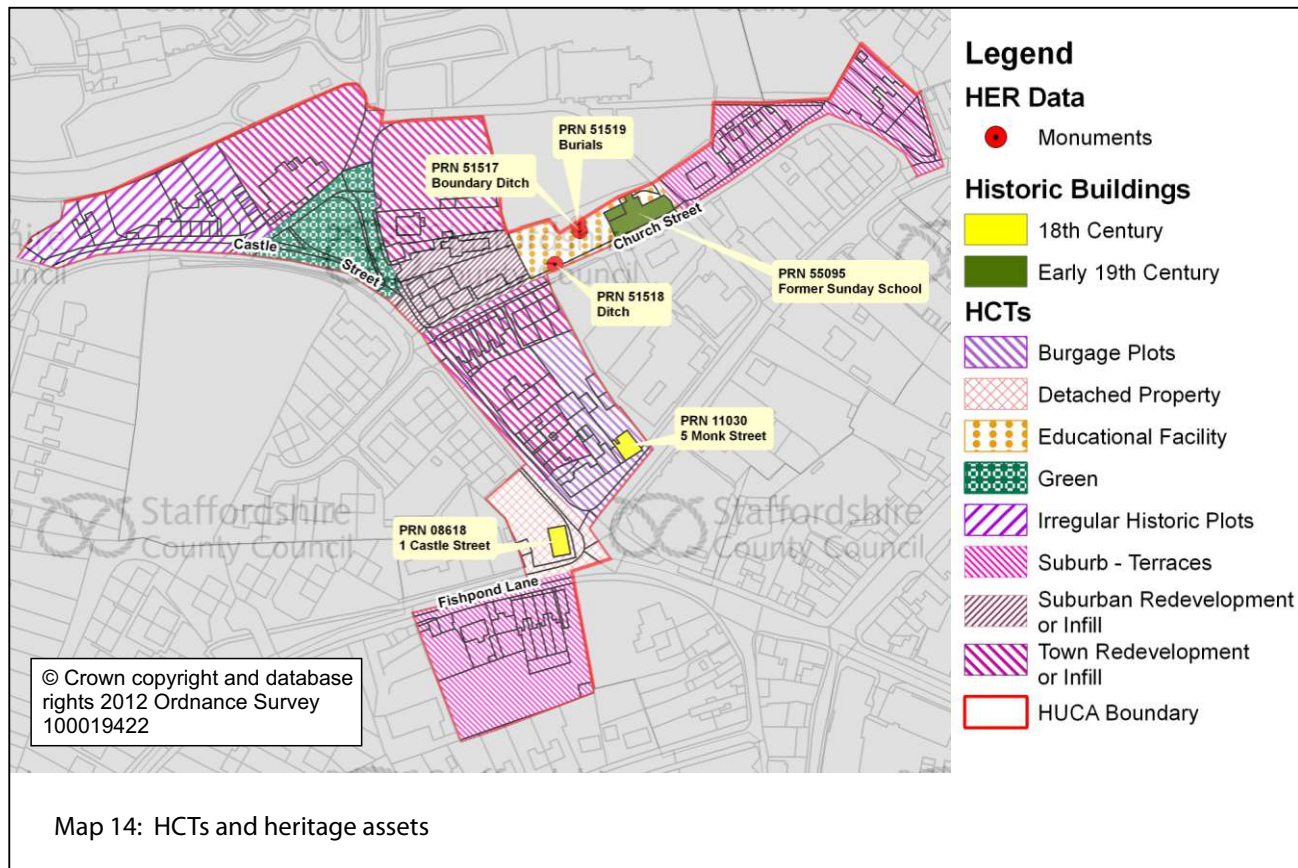
<sup>197</sup> Department for Communities and Local Government 2012. Web: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf>

### 4.1.3 Recommendations

The heritage significance and values have recognised the importance of this HUCA to an understanding and appreciation of Tutbury's history and historic character.

- ◆ A statement of significance will be required to assess the impact of proposed development upon the historic environment as part of any planning application to be made within this HUCA (cf. para. 128 of NPPF)<sup>194</sup>.
- ◆ There are numerous designated heritage assets within the HUCA. Any works on or within the vicinity of the Scheduled Monument and the Grade I Listed building should consult English Heritage in advance of any proposals being drawn up. Where alterations or changes are proposed to the historic buildings within the Conservation Area the applicant should consult East Staffordshire Borough Council in the first instance<sup>195</sup>. All of the designated heritage assets and their settings are covered under para. 132 of NPPF<sup>196</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>197</sup>.

## 4.2 HUCA 2: Castle Street and Church Street



### 4.2.1 Statement of heritage significance and built character

The HUCA lies at the foot of Castle Hill and the portion lying to the east of Castle Street had undoubtedly formed part of the site of Tutbury Priory in the medieval period (cf. maps 2, 4 and 5). It is likely that these peripheral areas of the site were redeveloped following the Reformation in the mid 16th century (cf. 2.5.4). The earliest extant properties fronting onto Castle Street appear to date to the later 19th century and include the large detached vicarage. Further redevelopment occurred along this section of the street (at the junction with Church Lane) in the late 20th century (cf. map 10). It is possible that Church Street originated as a back lane servicing properties fronting onto Monk Street from at least the mid 12th century, although this is untested archaeologically (cf. HUCA 5). On the north side of Church Street an archaeological intervention revealed two medieval ditches (cf. 2.4.1.4 and 2.4.3.1)<sup>198</sup>. The excavation raises the possibility that Church Street dated to the post medieval period and that it may have been laid out over burgage plots fronting onto Monk Street. The excavation also suggested that a possible medieval burial ground may have been located in this area (cf. 2.4.3.1). In the early 19th century a Sunday school was established on the north side of Church Street (HCT 'Education Facility' on map 14)<sup>199</sup>. The earliest phases of the extant building date to 1831; in the later 19th century it became part of the National School in Tutbury<sup>200</sup> (cf. 2.6.2.2). The terraces further east along Church Street all date to the early 20th century; those to the south replacing earlier properties which existed by at least the early 19th century (HCT 'Suburb – Terraces' on map 14; cf. map 10).

**Plate 8:** The Green



It is possible that the HUCA also formed part of the earliest settlement associated with the initiation of the borough in the later 11th century (cf. 2.3.2; also HUCA 11). Possible burgage plots are indicated in this area on historic maps (mostly lying in HUCA 2, but also within this HUCA to the south – cf. map 2). The Grade II Listed 1 Castle Street was built as a three-storey detached gentleman's residence within its own grounds in the later 18th century<sup>201</sup>. The conjectural plan of Tutbury based upon the 1559 survey (plate 4) suggests that this plot was also occupied in the post medieval period. Further burgage plots have been identified within the HUCA, which are largely extant within the townscape, on the eastern side of Castle Street fronting onto Monk Street. An analysis of the town plan (cf. 2.4.1.4) suggests that this may relate to an extension of the borough in the 12th century (cf. map 2). The earliest identified building along this section of the street is the Grade II Listed 5 Monk Street which has been dated to the late 18th century<sup>202</sup>. It forms part of a terrace, which includes other historic buildings, currently undated, all of which have the potential to retain earlier fabric within their structures. Redevelopment in the back plots of these properties occurred by the late 19th century with a red brick detached house fronting onto Castle Street. The red brick terrace of two storey houses fronting onto the south side of Church Street were built in the early 20th century.

This settlement may also have included the plots (described on maps 2, 4 and 5 as HCT 'Irregular Historic Plots') which lie directly beneath Castle Hill. The earliest extant buildings within this area, fronting onto Castle Street, appear to date to the 19th century principally forming small cottages. The largest of the properties in this area is another large red brick gentleman's residence of probable 19th century date. In the early 18th century much of this area appears to have been



paddocks, but there is evidence to suggest that it was occupied in the mid 16th century (cf. map 7 and plate 4). It is, however, possible that earlier fabric may survive within the structures which could inform our understanding of the development of this area.

A key characteristic of the HUCA is the large triangular green which lies within Castle Street. It is likely that it originated in the medieval period and may even have formed the earliest site of the market place which Domesday Book implies existed in the later 11th century (cf. map 2; 2.4.1.4), possibly falling out of use as part of the later expansion of the borough in the mid 12th century (cf. map 4).

#### 4.2.2. Heritage Values

<p><b>Evidential value:</b> There is the potential for further below ground archaeological remains to survive within the HUCA relating to its development from the medieval period onwards as has been shown in previous works. Such information would greatly enhance our understanding of the history and development of Tutbury. There is also the potential for historic buildings whose appearance suggests an 18th/19th century date to conceal earlier origins. Such information reveals an understanding of the earliest character of the town as well as enhancing the wider social and economic history.</p>	<p><b>High</b></p>
<p><b>Historical value:</b> There are numerous legible heritage assets, in the form of historic buildings, lying within the HUCA. These include Grade II Listed buildings of 18th century date and other unlisted historic buildings. The historic street pattern and the green also contribute to our understanding of the history of Tutbury.</p>	<p><b>High</b></p>
<p><b>Aesthetic value:</b> The historic character of the HUCA is enhanced by the survival of the historic buildings, street pattern and in particular the green which provides an open space within the historic core. Some redevelopment has occurred within the HUCA, but the majority of this lies on the western side of Castle Street within HUCA 11.</p>	<p><b>High</b></p>
<p><b>Communal value:</b> The HUCA is largely comprised of private housing, however, it makes an important contribution to the history of Tutbury for the benefit of the community, visitors and future generations.</p>	<p><b>Medium</b></p>

<sup>203</sup> Department for Communities and Local Government 2012. Web: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf>

<sup>204</sup> Ibid.

<sup>205</sup> English Heritage 2012: <http://www.helm.org.uk/guidance-library/good-practice-local-heritage-listing/>

<sup>206</sup> East Staffordshire Borough Council. 2013. Web: <http://www.eaststaffsbc.gov.uk/Planning/Pages/PlanningConservationAreaAppraisals.aspx>

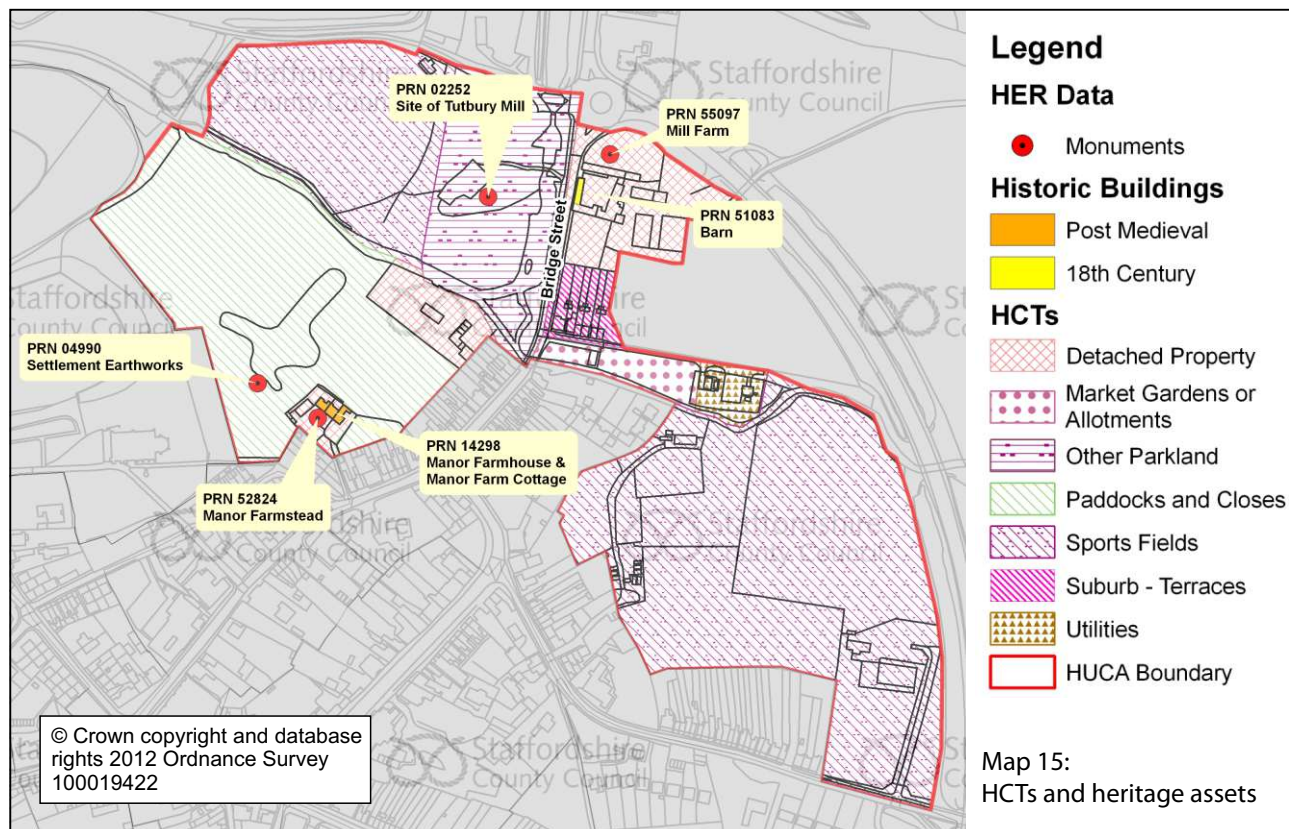
<sup>207</sup> Department for Communities and Local Government 2012. Web: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf>

## 4.2.3 Recommendations

The heritage significance and values have highlighted the contribution of this HUCA to the history and character of Tutbury.

- ◆ There is a high potential for below ground archaeological deposits to survive within 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 Tutbury. 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>203</sup>.
- ◆ The sympathetic restoration or enhancement of the historic buildings 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) of NPPF<sup>204</sup>). The heritage assets also make a positive contribution to the tourist economy of the town. Locally important buildings should be considered for local listing in line with the recent English Heritage guidance document entitled 'Good practice for local heritage listing' (2012)<sup>205</sup>.
- ◆ Where alterations or changes are proposed to the buildings, whether Listed or not, within the Conservation Area the applicant should contact East Staffordshire Borough Council in the first instance<sup>206</sup>. All of the designated heritage assets and their settings are covered under para. 132 of NPPF<sup>207</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.

### 4.3 HUCA 3: Bridge Street and Tutbury Mill



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

The HUCA is characterised principally by open land with few buildings. The majority of this land now comprises sports fields lying on either side of Bridge Street (cf. map 15). The cricket ground lying to the west of Bridge Street was established in the late 19th century. Lying between the cricket ground and Bridge Street itself is an area of parkland (HCT 'Other Parkland' on map 15) which was created following the demolition of Tutbury Mill between 1968 and 1972<sup>208</sup>. The mill had originated as a cotton mill in the late 18th century, during which period it was considerably enlarged, before being converted to a plaster mill in the 1890s (cf. 2.6.3.2)<sup>209</sup>. The mill 'fleam' which powered the mill survives.

The historic built environment of the HUCA reflects the rural character of the wider landscape of the Dove Valley. Mill Farm, lying opposite the site of Tutbury Mill, has been identified as retaining its regular courtyard plan form which is suggestive of a late 18th century date. This would make it broadly contemporary with the mill itself; it certainly existed by circa 1810. A second farmstead lies to the south west of the HUCA in a landscape still mostly defined by fields (HCTs 'Detached Property' and 'Paddocks and Closes' on map 15). The farmstead, Manor House Farm, is associated with a Grade II Listed 17th century farmhouse, since sub-divided into two properties<sup>210</sup>. It originated as a timber framed property, but was later re-clad in brick. The origin of its name is unknown as is any potential association with the Castle. Pear Tree Cottage lying just south of the mill fleam (HCT 'Detached Property' on map 15) was probably established in the 19th century, but only one range of the original farmstead survives.





**Plate 9:** Terraces adjacent to site of Tutbury Mill

A terrace of six houses stands adjacent to the site of Tutbury Mill, on the eastern side of Bridge Street. These were constructed in the early 20th century probably to house mill workers (HCT 'Suburb – Terraces' on map 15 and plate 9; cf. HUCA 4). The contemporary allotment gardens, which lie in front of these houses, were probably also established to benefit the workers of the mill (HCT 'Market Gardens or Allotments' on map 15).

Earthworks, interpreted as evidence of deserted settlement, have been identified within the area of HCT 'Paddocks and Closes' on map 15 (cf. 2.4.1.1). It is possible that settlement in this area may relate to the village mentioned in Domesday Book as 'Burton' and thus have pre-Conquest origins<sup>211</sup>. Otherwise it may represent an alternative location for the post-Conquest borough.

The landscape to the south east of the HUCA had formed of one of the open fields, probably Mill Field, which were not enclosed until the later 18th century (cf. 2.4.2.2, 2.5.2 and 2.6.3.1). This landscape appears to have been re-planned at a later date (but prior to the late 19th century).

### 4.3.2 Heritage Values

<p><b>Evidential value:</b> There is the potential for below ground archaeological deposits to survive associated with Tutbury Mill which could inform our understanding of early industrial complexes and their development. There is also the potential that the earthworks identified within the fields to the south east of the castle retain important archaeological deposits including evidence regarding early settlement activity at Tutbury</p>	<p><b>High</b></p>
<p><b>Historical value:</b> The legible heritage assets dominate the HUCA despite the demolition of the mill. The terraced houses and allotment gardens form part of the social and economic history of the mill and its influence upon Tutbury. There is also the potential that Mill Farm may have been associated with the mill. The farmsteads contribute to our understanding of the area's agricultural origins.</p>	<p><b>High</b></p>
<p><b>Aesthetic value:</b> The HUCA is still largely rural in character, despite the creation of the sports fields, an identity which is enforced by the survival of the historic farmsteads. The terraced houses and the allotment gardens also contribute to the historic character of the HUCA. The importance of the HUCA to Tutbury's character and history has been identified by its inclusion within the Conservation Area.</p>	<p><b>High</b></p>
<p><b>Communal value:</b> The sports fields and the Tutbury Mill Picnic area are important public open spaces within Tutbury. The HUCA as a whole makes an important contribution to Tutbury's history</p>	<p><b>Medium</b></p>

### 4.3.3 Recommendations

The heritage significance and values has identified the importance of this HUCA to the history and character of Tutbury.

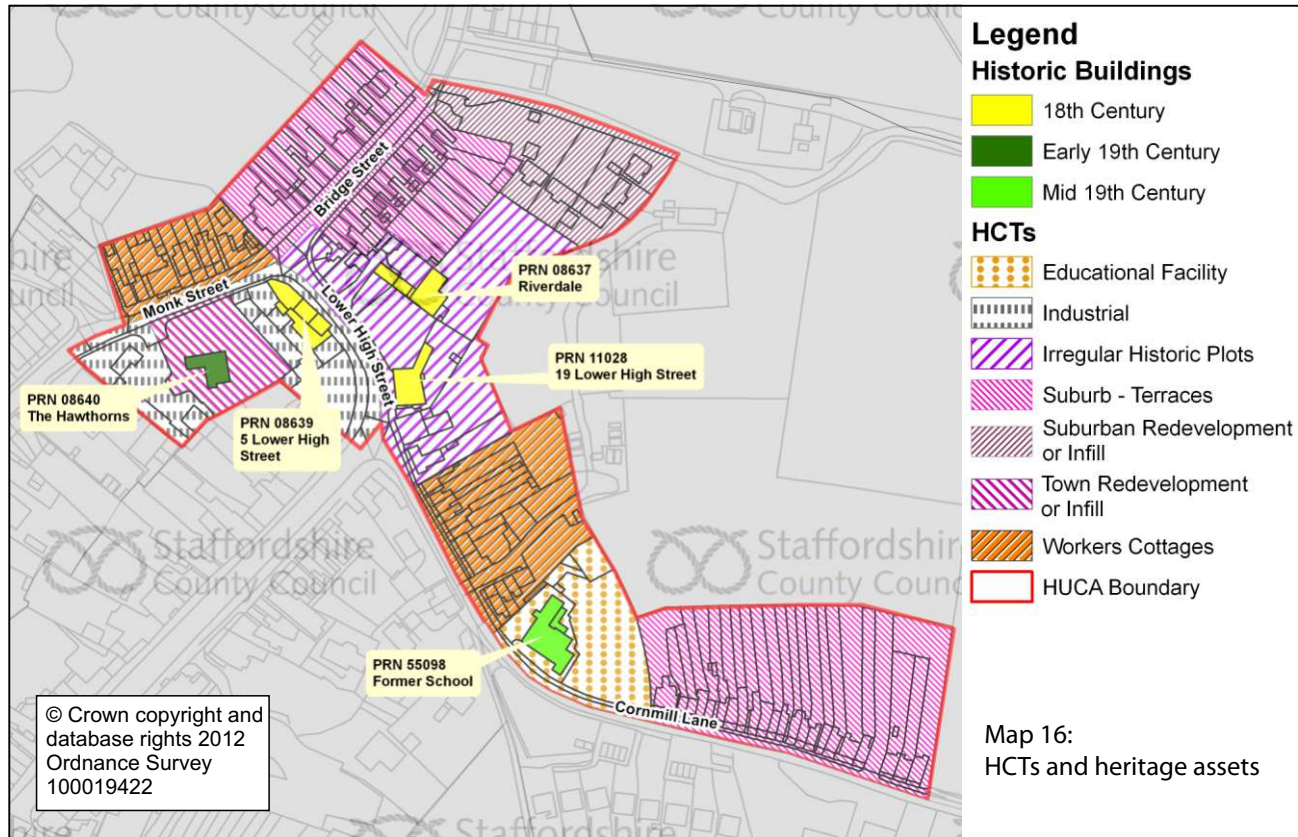
- ◆ Where alterations or changes are proposed to historic buildings within the Conservation Area the applicant should consult with East Staffordshire Borough Council in the first instance. All of the designated heritage assets and their settings are covered under para. 132 of NPPF<sup>212</sup>.
- ◆ The sympathetic restoration or enhancement of the historic buildings 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>213</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.

- ◆ The undesignated historic buildings should be reviewed to identify whether they may fit the national listing criteria. Where this does not apply they should be considered for local listing in line with the recent English Heritage guidance document entitled '*Good Practice for local heritage listing*' (2012)<sup>214</sup>.
- ◆ 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>215</sup>.



## 4.4 HUCA 4: Cornmill Lane, Lower High Street & Monk Street



### 4.4.1 Statement of heritage significance and built character

Following the Hislop et al interpretation of the extent of the town boundary (cf. map 3) Monk Street and the land lying on the west side of Lower High Street appear to lie within the medieval borough, but everything else lay beyond it. Lower High Street itself was first mentioned as Dove Street in the later 13th century (cf. 2.4.1.4). The earliest known buildings within the HUCA, dated to the 18th century, lie along this street. This includes the Grade II Listed Riverdale which stands off the road in its own grounds and was probably built as a three storey red brick gentleman's residence<sup>216</sup>. The Grade II Listed 19 Lower High Street is of more modest proportions originating as a brick two storey house<sup>217</sup>. On the south side of Lower High Street stands a Grade II Listed late 18th century industrial complex (HCT 'Industrial' on map 16)<sup>218</sup>. It was apparently built by the owners of Tutbury Mill and may have been used partly as a warehouse and partly as a showroom for their produce<sup>219</sup>.



**Plate 10:** Bridge Street from junction of Lower High Street/Monk Street

Riverdale is not the only gentleman's residence within the HUCA; a second Grade II Listed property 'The Hawthorns' was constructed in the early 19th century on the south side of Monk Street. The house is of stucco and is set back off the street in quite substantial grounds for a town centre site<sup>220</sup>. It post-dates circa 1810 at which date paddocks are shown located here. It is likely that this area had formed part of the medieval planned town which documentary evidence has suggested may have been laid out in the mid 12th century as an extension to the earlier borough (cf. 2.4.1.4 and map 4). However, it is also possible that this site may have formed part of the projected location of a 'fishpond' identified in archaeological excavations further west (cf. HUCA 5 and HCT 'Undefined Activity' on map 5). The conjectural plan of Tutbury based upon the 1559 survey (cf. plate 4) suggests that this area was still occupied at this date indicating that contraction of settlement post-dates this period.

It is unclear from the evidence available to date what may have been occurring in the remainder of the HUCA in the medieval and post medieval periods (cf. map 2, map 5 and map 7). The far eastern portion of the HUCA, along Cornmill Lane, had formed of one of the open fields, probably Mill Field, which were not enclosed until the later 18th century (cf. 2.4.2.2, 2.5.2 and 2.6.3.1). The extant buildings represent the earliest known development within this area. These date to the 19th century, with the exception of those previously identified 18th century buildings, and comprise workers housing in the form of cottages and terraced houses (HCTs 'Workers Cottages' and 'Suburb – Terraces'). These developments were the result of economic

expansion associated with the development of Tutbury Mill and of glassmaking in the town during the 19th century (cf. 2.6.3.2). Those terraced houses lying in Bridge Street were probably constructed specifically for the workers of Tutbury Mill (plate 10). However due to a lack of dating evidence it is currently unclear whether this housing was constructed during its phase as a cotton mill or a plaster mill (cf. 2.6.3.2). The mid 20th century school is also probably associated with this economic expansion and the social aspirations of the wider community.

#### 4.4.2 Heritage values:

<p><b>Evidential value:</b> There is the potential for below ground archaeological deposits to survive associated with the medieval borough particularly along Monk Street and the south side of Lower High Street. There is also the potential for archaeological deposits to survive elsewhere in the HUCA which would provide important information concerning activity on the land beyond the predicted boundary of the borough from the medieval period onwards.</p>	<p><b>High</b></p>
<p><b>Historical value:</b> The HUCA is dominated by legible heritage assets principally in the form of 18th and 19th century development. This is mostly comprised of housing, much of it associated with the town's economic expansion in the 19th century. The Grade II Listed industrial complex is a legible reminder of Tutbury's 18th/19th century industrial heritage, which has been lost elsewhere in the town (cf. HUCA 2 and HUCA 11). Also legible within the HUCA in the function and architecture of the buildings is the social history of the area.</p>	<p><b>High</b></p>
<p><b>Aesthetic value:</b> The historic buildings of the HUCA make a positive contribution to Tutbury historic character and sense of place. Their importance to both the character and history of the town has been acknowledged by their incorporation into the Tutbury Conservation Area.</p>	<p><b>High</b></p>
<p><b>Communal value:</b> The HUCA is largely comprised of private housing, however, it makes an important contribution to the history Tutbury for the benefit of the community, visitors and future generations.</p>	<p><b>Low</b></p>

#### 4.4.3 Recommendations

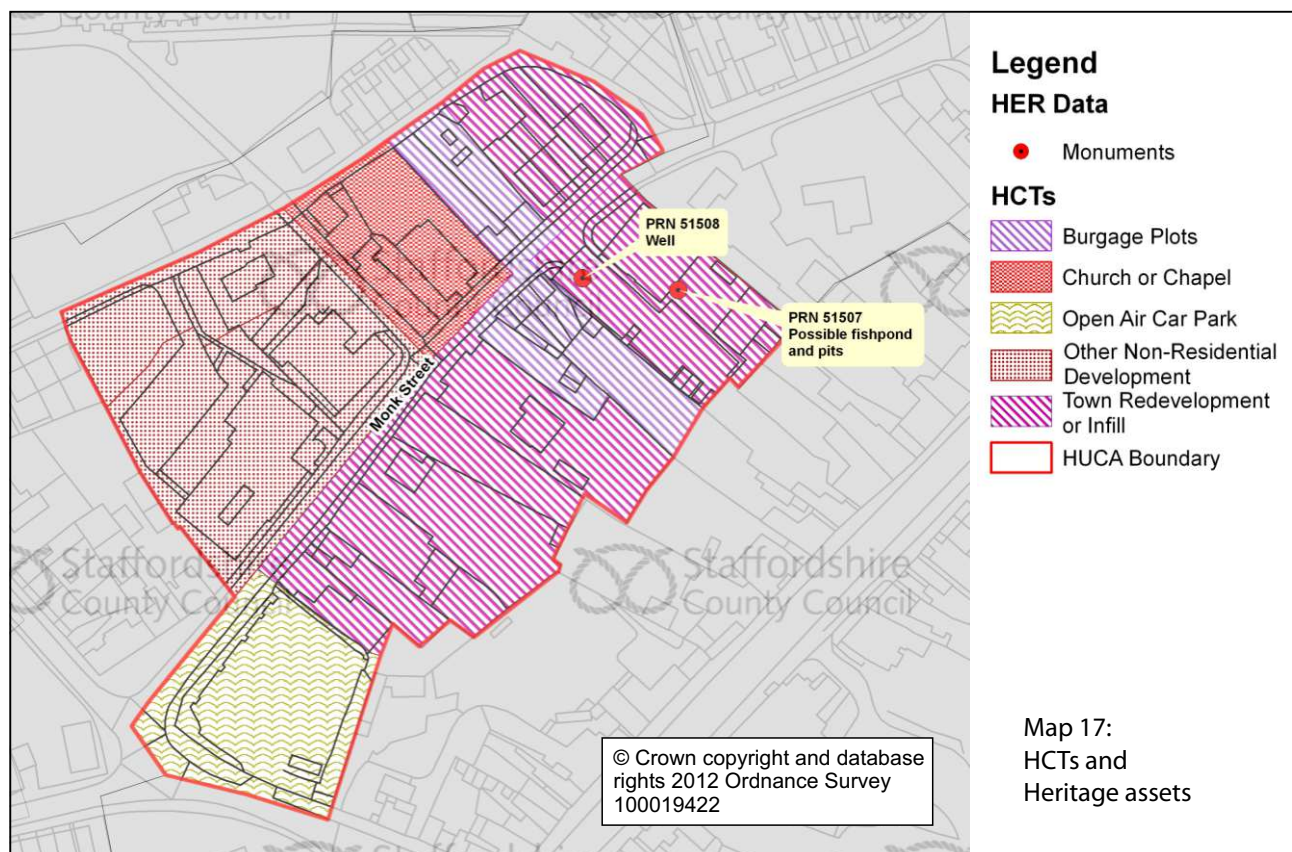
The heritage significance and values have highlighted the contribution of this HUCA to the history and character of Tutbury.

- ◆ There is a high potential for below ground archaeological deposits to survive within 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 Tutbury. 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>221</sup>.

- ◆ The sympathetic restoration or enhancement of the historic buildings 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) of NPPF<sup>222</sup>. The heritage assets also make a positive contribution to the tourist economy of the town. Locally important buildings should be considered for local listing in line with the recent English Heritage guidance document entitled 'Good Practice for local heritage listing' (2012)<sup>223</sup>.
- ◆ Where alterations or changes are proposed to the buildings, whether Listed or not, within the Conservation Area the applicant should contact East Staffordshire Borough Council in the first instance<sup>224</sup>. All of the designated heritage assets and their settings are covered under para. 132 of NPPF<sup>225</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.
- ◆ 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 East Staffordshire Borough Council's Planning Department. 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>226</sup>.



## 4.5 HUCA 5: Monk Street



### 4.5.1 Statement of heritage significance and built character

The perception that this HUCA formed part of the mid 12th century planned town has been questioned by archaeological evidence from work carried out on the south side of Monk Street (cf. 2.4.1.4). This area, it has been suggested, may have included the site of a fishpond presumably associated with Tutbury Priory. However, the archaeological work in this area was limited and only further research can clarify the evidence including the origins and extent of any such feature. The archaeological evidence also suggested that the 'fishpond' had been infilled by the 15th/16th century and burgage plots may have been established across the site during this period. Burgages may have existed on the northern side of Monk Street at an earlier date and may have formed part of the mid 12th century planned town (cf. C12 map and 2.4.1.4). Nearly the whole extent of the south side of Monk Street appears to have been settled by 1559, although there was only limited settlement to the north (cf. plate 4). The entire HUCA was occupied by properties by the early 19th century.

The HUCA now has an eclectic character defined by both large-scale non-residential buildings and smaller-scale housing development (the exception to the latter being a large apartment block on the south side of the street built in the early 21st century). The northern side of Monk Street is dominated by non-residential development mostly dating to the late 20th century in the form of a health centre and community centre. Lying adjacent to the latter is the Congregational Chapel and a former school room, which were probably built in the mid/late 19th century (cf.

2.6.4.2). Evidence of earlier settlement survives in the areas marked by HCT 'Burgage Plots' on both sides of the road (cf. map 17). The origins of this settlement have been debated above (and cf. 2.4.1.4). Historic properties, of at least 19th century date, survive in these two areas which mostly comprise two-storey red brick houses. They lie adjacent to the Chapel and the former school room.

**4.5.2 Heritage values**

<p><b>Evidential value:</b> There is the potential for further archaeological deposits to survive within the HUCA (as has been demonstrated previously). Such information would be invaluable for clarifying the feature identified to the south of Monk Street and determine the origins of settlement within the HUCA. Such evidence may enable the town's economic fortunes to be analysed through evidence of occupational change.</p>	<p><b>High</b></p>
<p><b>Historical value:</b> The legible heritage assets form a group within the HUCA and contribute to an understanding of the domestic and spiritual history of Tutbury.</p>	<p><b>Medium</b></p>
<p><b>Aesthetic value:</b> The character of the HUCA is dominated by late 20th century buildings of a variety of scales. To the north east the earlier buildings make a positive contribution to the historic character and sense of place of the wider townscape. This is acknowledged in the inclusion of this area in the Tutbury Conservation Area.</p>	<p><b>Medium</b></p>
<p><b>Communal value:</b> The chapel is an important community building, but the remainder of the properties are either modern or in private ownership. Overall the HUCA does make an important contribution to Tutbury's history for the benefit of the community, visitors and future generations.</p>	<p><b>Medium</b></p>

**4.5.3 Recommendations**

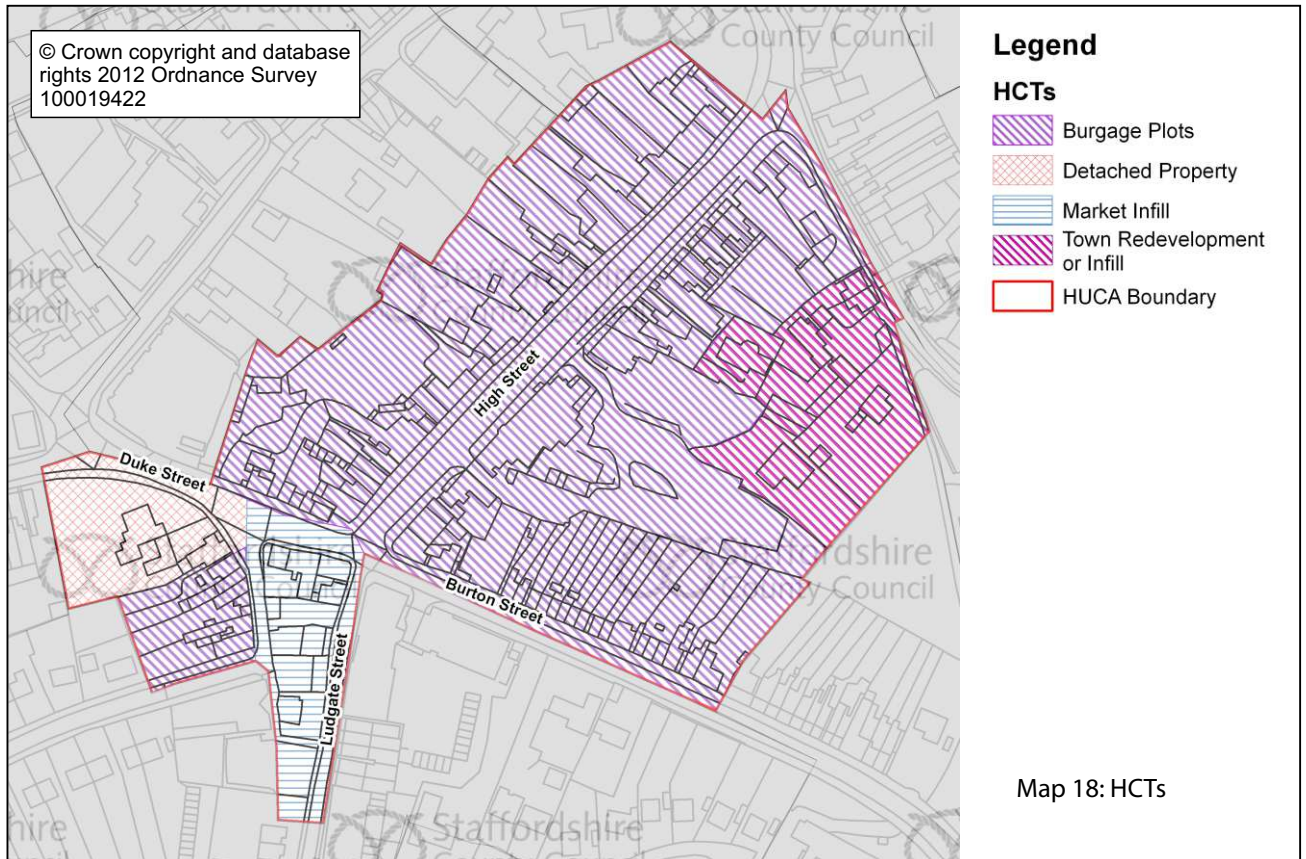
The heritage significance and values has noted the importance of the potential for below ground archaeological remains to survive. The historic buildings also make an important contribution to the history and character of Tutbury.

- ◆ 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.
- ◆ The sympathetic restoration or enhancement of the historic buildings 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>227</sup>.

- ◆ Locally important buildings should be considered for local listing in line with the recent English Heritage guidance document entitled '*Good practice for local heritage listing*' (2012)<sup>228</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>229</sup>.

## 4.6 HUCA 6: High Street, Duke Street & Burton Street



### 4.6.1 Statement of heritage significance

The HUCA forms the heart of historic Tutbury and continues to be the main focus for commercial activity. It has been suggested that the High Street had been laid out with burgage plots on each side in the mid 12th century (cf. 2.4.1.4). Archaeological interventions to the south east of High Street affirm activity within the backplots of the burgages in the 14th century<sup>230</sup>.

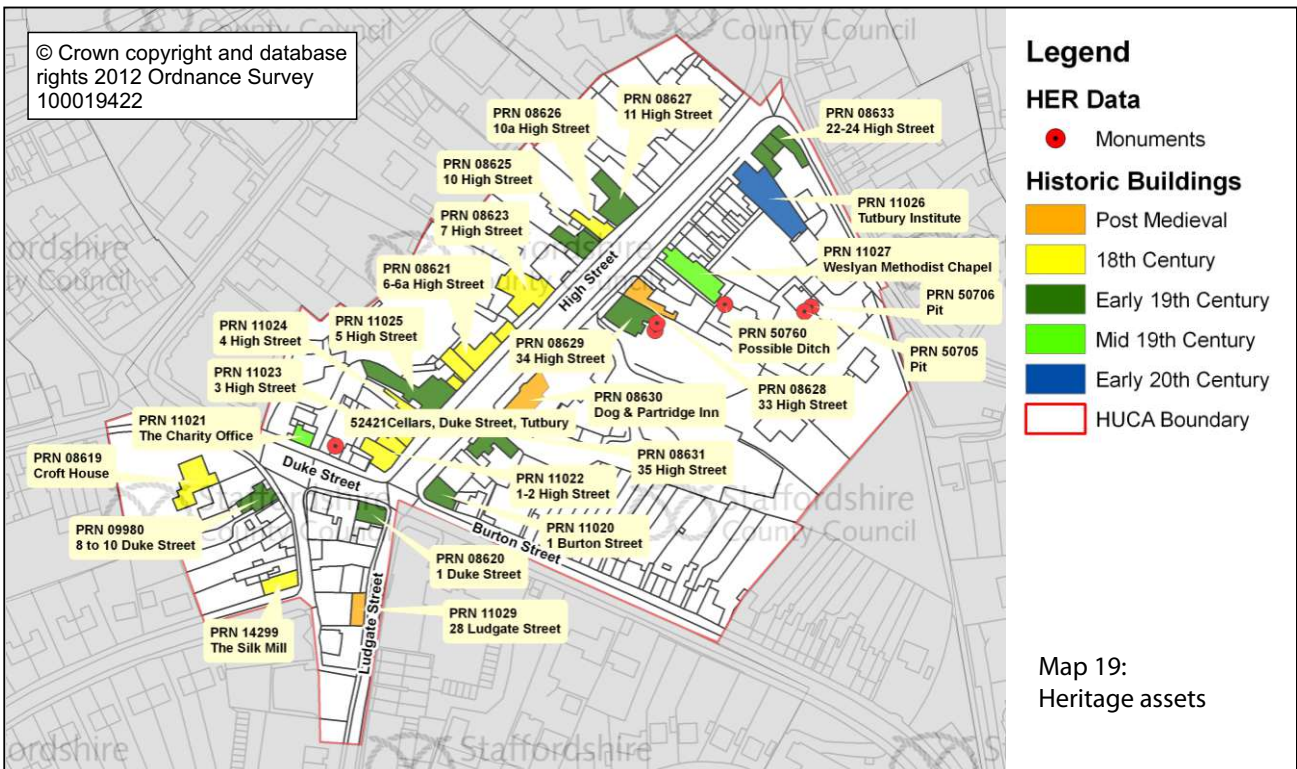
The probable site of a large triangular market place lay to the south of the HUCA and was may have been contemporary with this period of town planning (cf. map 4). The overall plan form is unlikely to have changed significantly although infilling within the 'market place' probably occurred in the later medieval or post medieval period where the Grade II Listed 28 Ludgate Street has been dated to the 17th century (cf. 2.5.2 and plate 11)<sup>231</sup>. Historic mapping suggests that the amalgamation of burgage plots has occurred since the mid 12th century although the origin of this activity is unknown. This may be associated with the failure of the market in the post medieval period (cf. 2.5.2). By the late 19th century an orchard, on the south eastern side of High Street, appears to have been laid out across what may have originally formed several burgage plots. The majority of the burgage plots are still legible within the townscape and at street level (cf. map 18).





Plate 11: Ludgate Street (no. 28 is the yellow painted property in the centre)

#### 4.6.2 Built character



The historic character of the built environment within the HUCA is dominated by properties which appear to date to the late 18th and 19th century. Within the HUCA there are 23 Listed Buildings (one of which is Grade II\*). The majority of these originated as two and three storey brick town houses lining High Street (cf. 2.6.1.2; plate 12). Earlier buildings are present within the HUCA; the most significant of these is the Grade II\* Dog and Partridge Inn which dates to the 15th/16th century and is the only building in the town to retain its timber framed frontage (plate 3)<sup>232</sup>. Other earlier buildings are known to survive within the HUCA (cf. map 19). There is also the potential for any of the buildings of 18th/19th century date to retain earlier fabric within their structures.

The historic built character changes to the south west of the HUCA where the Grade II Listed Croft House, built in the late 18th century, was built as a gentleman's residence<sup>233</sup>. It is set back off the road within its own grounds, unlike the majority of the properties which front directly onto streets.



**Plate 12:** Properties on High Street

### 4.6.3 Heritage values:

<p><b>Evidential value:</b> There is a high potential for below ground archaeological remains to survive within the HUCA relating to its development from the medieval period onwards as has been shown in previous works. Such information would greatly enhance our understanding of the history of Tutbury. There is also the potential for further historic buildings whose appearance suggests an 18th/19th century date to reveal earlier origins. Such survivals have already been identified within the town. Such information reveals an understanding of the earliest character of the town as well as enhancing the wider social and economic history.</p>	<p><b>High</b></p>
<p><b>Historical value:</b> The HUCA is dominated by the legible heritage assets particularly in the number of surviving historic buildings, both Listed and unlisted. The medieval street pattern and the burgage plots are well preserved. The fossilised area of the 'market place' is also discernible within the townscape.</p>	<p><b>High</b></p>
<p><b>Aesthetic value:</b> The integrity of the historic character of the planned medieval town is particularly well preserved within the HUCA, especially in the survival of the burgage plots. The other integral components of the historic character are the historic buildings, street pattern and fossilised 'market place'. Overall the historic environment contributes strongly to the aesthetics of the HUCA and this is complemented by several designations including the Tutbury Conservation Area and the 23 Listed buildings.</p>	<p><b>High</b></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. The experience and understanding of Tutbury's heritage could be promoted to the community and visitors' through interpretation and encourage heritage-led sustainable tourism.</p>	<p><b>High</b></p>

### 4.6.4 Recommendations

The heritage significance and values have recognised the importance of this HUCA to not only in its contribution to an understanding of Tutbury's history, but also to the sense of place for 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>234</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



<sup>235</sup> Ibid.

<sup>236</sup> English Heritage 2012: <http://www.helm.org.uk/guidance-library/good-practice-local-heritage-listing/>

<sup>237</sup> East Staffordshire Borough Council. 2013. Web: <http://www.eaststaffsbc.gov.uk/Planning/Pages/PlanningConservationAreaAppraisals.aspx>

<sup>238</sup> Department for Communities and Local Government 2012.

<sup>239</sup> Ibid.

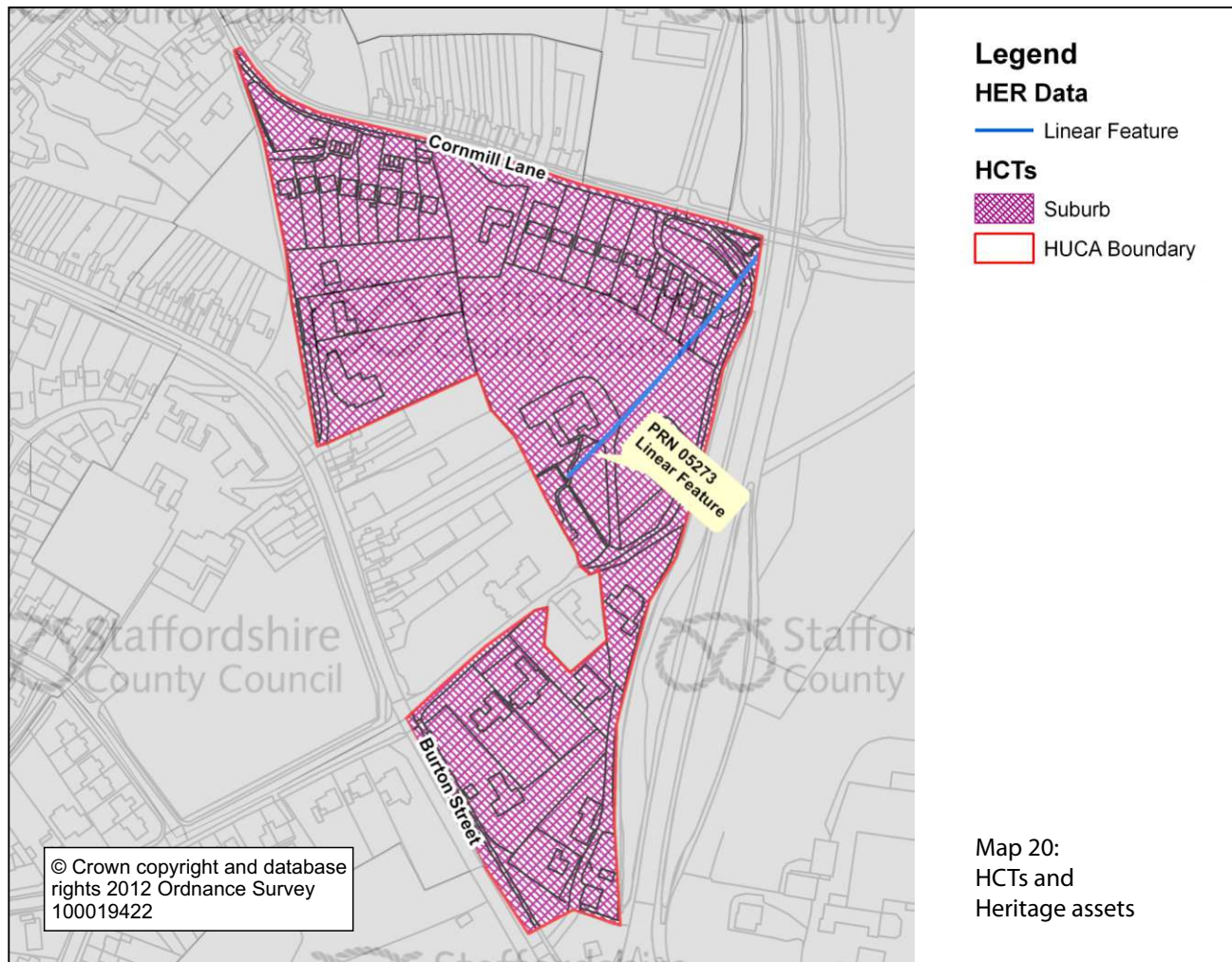
<sup>240</sup> English Heritage HELM web: <http://www.helm.org.uk/server/show/nav.19643>  
Staffordshire County Council. 2011. Web: <http://www.staffordshire.gov.uk>

(Core planning principles) of NPPF<sup>235</sup>. The heritage assets also make a positive contribution to the tourist economy of the town. Locally important buildings should be considered for local listing in line with the recent English Heritage guidance document entitled '*Good Practice for local heritage listing*' (2012)<sup>236</sup>.

- ◆ There are numerous designated heritage assets within the HUCA. Any works on or within the vicinity of the Grade II\* Listed building should consult English Heritage in advance of any works. Where alterations or changes are proposed to the buildings, whether Listed or not, within the Conservation Area the applicant should consult with East Staffordshire Borough Council's Planning Department in the first instance<sup>237</sup>. All of the designated heritage assets and their settings are covered under para. 132 of NPPF<sup>238</sup>.
- ◆ There is a high potential for below ground archaeological deposits to survive across the HUCA as has been shown in previous archaeological works. There is also the potential for historic buildings to retain earlier architectural elements which could inform their origins, development and function as has been shown by previous building recording. 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>239</sup>.
- ◆ Change within the HUCA should be sympathetic to the town's historic character. 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.
- ◆ 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 East Staffordshire Borough Council's Planning Department. 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>240</sup>.



## 4.7 HUCA 7: South of Cornmill Lane & Close Banks Walk



### 4.7.1 Statement of heritage significance and built character

The HUCA is dominated by housing development dating to the late 20th and early 21st century (cf. map 10). This housing comprises detached properties the largest of which, standing in its substantial grounds, was built in the early 21st century.

The area lies outside of the likely extent of the medieval borough; where the town boundary is believed to have followed the line of the modern Close Banks Walk (the western boundary of the HUCA – cf. 2.4.1.4 and map 3 and 5). The field boundaries on historic mapping suggests that it had formed part of Tutbury's open field system in the medieval and post medieval period (cf. (cf. 2.4.2.2, 2.5.2). It probably formed part of Mill Field and was not enclosed until the later 18th century (cf. 2.6.3.1). A linear feature identified upon an aerial photography is believed to represent the line of a former field boundary<sup>241</sup>.

#### 4.7.2 Heritage values

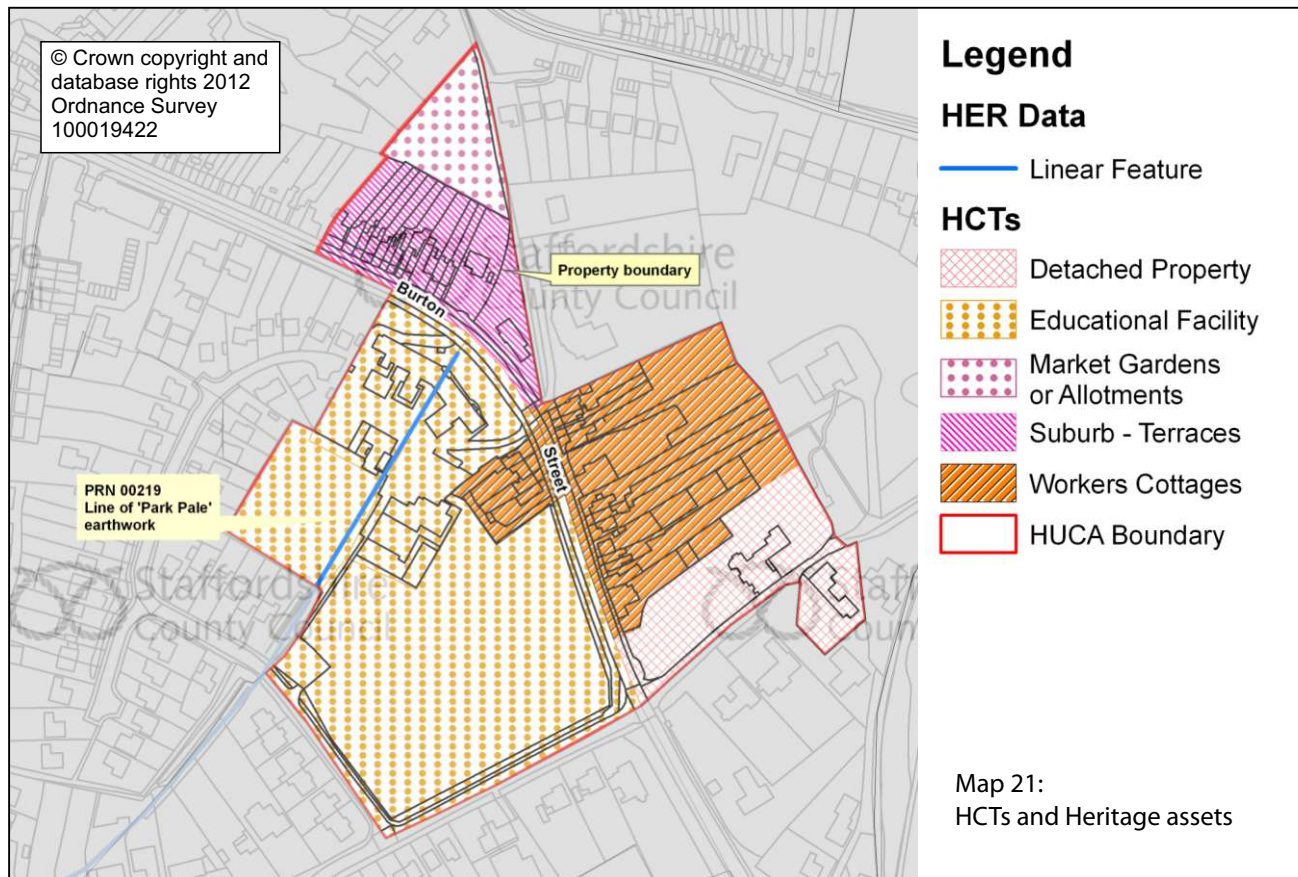
<b>Evidential value:</b> The HUCA lies beyond the medieval borough in an area which had formed part of the agricultural economy of Tutbury in the medieval and post medieval periods. It continued in agricultural use until the construction of the housing in the late 20th and early 21st century.	<b>Low</b>
<b>Historical value:</b> There are no legible heritage assets within the HUCA.	<b>Low</b>
<b>Aesthetic value:</b> The HUCA comprises large-scale housing development dating to the late 20th and early 21st century.	<b>Low</b>
<b>Communal value:</b> From a heritage perspective the value is low.	<b>Low</b>

#### 4.7.3 Recommendations

The heritage significance and values have identified that the HUCA has little heritage value.

- ◆ 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>242</sup>.

## 4.8 HUCA 8: Burton Street



### 4.8.1 Statement of heritage significance

The HUCA lies on either side of the alignment of the 'Park Pale' earthworks as they have been identified on historic mapping and early aerial photographs (cf. map 24 and map 3). The known line of the earthworks terminates at Burton Street and from this point two interpretations of its projected continuation have been put forward which is mostly based upon the hypotheses regarding its function (cf. 2.4.1.4). The most recent research has suggested that it forms a town boundary enclosing the medieval borough, part of which lies in the northern portion of this HUCA. Consequently this research has projected that the earthwork continued north eastwards from Burton Street aligned on an extant curved property boundary (cf. map 3). Only archaeological work will be able to affirm the plausibility of this interpretation.

It is possible that the part of Burton Street lying to the north west of the 'Park Pale' earthwork had formed part of the medieval borough by the 13th/14th century (cf. maps 2, 4 and 6). By the early 19th century the area appears to have formed paddocks (cf. map 8) which could indicate settlement shrinkage (cf. 2.4.1.4). Beyond the 'Park Pale' boundary the area had probably formed part of one of the open fields which was not enclosed until the later 18th century (cf. (cf. 2.4.2.2, 2.5.2 and 2.6.3.1). Burton Street itself had formed part of an important route from at least the medieval period (and possibly before) linking Tutbury and Burton-upon-Trent. Its importance was identified in the late 18th century when it was turnpiked (cf. 2.6.5.1).



#### 4.8.2 Built character

The character of the HUCA is defined by residential properties lying principally upon the northern side of Burton Street the earliest of which date to at least the late 19th century. These are two storey brick properties (many of which have been rendered) forming terraces stepped down the hill (in the area defined as HCT 'Suburb –Terraces' on map 21) as well as short terraces and semi-detached cottages (within HCT 'Workers Cottages'). Some later infilling has occurred with detached properties lying back from the road. A large late 19th century detached property lies to the south along a narrow drive known as 'The Balk'.



**Plate 13:** Workers Cottages on Burton Street

The southern side of Burton Road is dominated by the Richard Wakefield C of E Primary School and its playing field (HCT 'Education Facility' on map 21). Richard Wakefield left money for the establishment of the earliest known school in Tutbury in the 18th century (cf. 2.6.2.2). The earliest part of the school, the mostly northern building on the site, dates to the early 20th century. The school was extended southwards in the mid 20th century when the playing fields were also established.



### 4.8.3 Heritage values

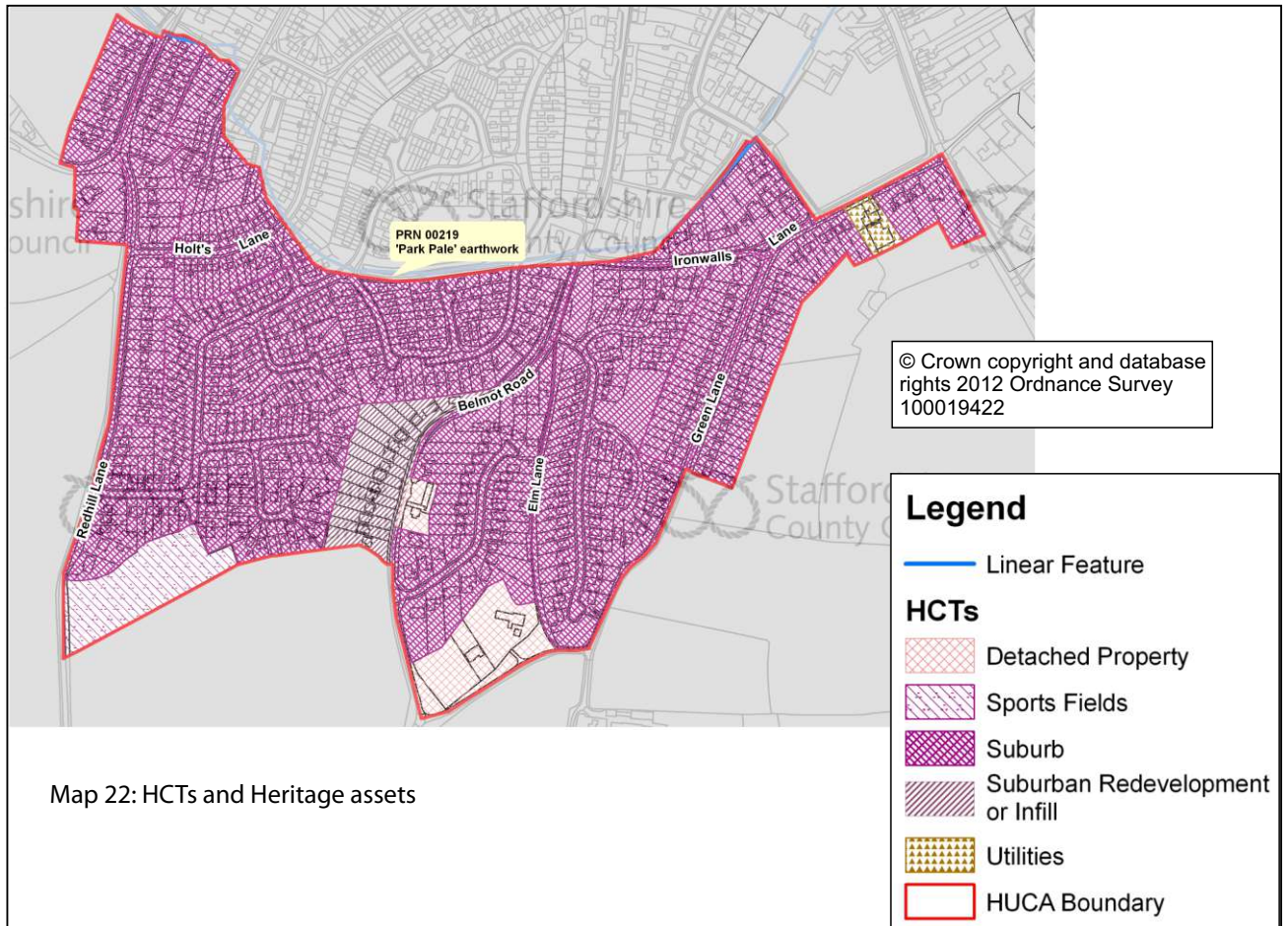
<b>Evidential value:</b> There is the potential for archaeological remains to survive within the HUCA relating to both the alignment of the 'Park Pale' earthworks and medieval burgage plots along the northern portion of Burton Street.	<b>Medium</b>
<b>Historical value:</b> The legibility of the late 19th century housing and the early 20th century school all contribute to Tutbury's social and economic history during this period. The origins of the school are associated with Richard Wakefield who first established it in the 18th century.	<b>Medium</b>
<b>Aesthetic value:</b> The HUCA is dominated by late 19th century housing, although many of these have been subsequently rendered, and the early 20th century school. They form an important part of the town's historic character. The terraced houses and the allotments lie within the Tutbury Conservation Area.	<b>Medium</b>
<b>Communal value:</b> The historic buildings, whilst making an important contribution to Tutbury's social and economic history, are in private ownership.	<b>Medium</b>

### 4.8.4 Recommendations

The heritage significance and values has identified the importance of the late 19th century housing and early 20th century school to Tutbury's social and economic history and historic character.

- ◆ The sympathetic restoration or enhancement of the historic buildings 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>243</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 undesignated historic buildings should be reviewed to identify whether they may fit the national listing criteria. Where this does not apply they should be considered for local listing in line with the recent English Heritage guidance document entitled '*Good practice for local heritage listing*' (2011)<sup>244</sup>.
- ◆ 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>245</sup>.

## 4.9 HUCA 9: South of Park Pale



### 4.9.1 Statement of heritage significance and built character

The HUCA principally comprises housing development, dating between the mid and late 20th century, which was constructed to the south of the line of the 'Park Pale' earthworks. These earthworks are considered to represent the town boundary and possibly date to the creation of the borough in the mid 11th century, although sections of it may be much earlier (cf. 2.1 and 2.4.1.4).

The earliest suburban housing built within the HUCA was located to the north west (along the southern part of Redhill Lane and Holts' Lane) and to the north east (along part of Iron Walls Lane and Green Lane) (cf. map 10). This housing represents ribbon development along pre-existing roads which are (cf. principally comprised of semi-detached houses). The late 20th century housing development was effectively constructed as large-scale infilling between Redhill Lane and Green Lane (cf. map 10). This mostly lies on purpose-built estate roads, but Belmont Road has much earlier origins being the southern continuation of medieval Ludgate Street. It is unclear, however, whether the fossilised route of Elm Lane, now a tree-lined footpath between the rear gardens of houses (lying approximately 130m east of Belmont Road), represents the original medieval route (cf. map 22). Belmont Road existed by the early 19th century and its

antiquity is affirmed by the survival of a late 19th century house on its eastern side (HCT 'Detached property' on HUCA 9 map). The houses lying opposite on the western side of the road and described on map 22 as HCT 'Suburban Redevelopment' were constructed upon the site of an early or mid 19th century property known initially as 'Elm Cottage', but by the end of the century as 'The Elms' when a large garden was landscaped around it (cf. map 9).

Map 6 shows that the HUCA had comprised part of Tutbury's open field system in the medieval and post medieval period (cf. (cf. 2.4.2.2 and 2.5.2). The open field which lay in this area was known as Middle Field and it was not enclosed until the later 18th century (cf. 2.6.3.1).

#### 4.9.2 Heritage values

<b>Evidential value:</b> The HUCA lies beyond the medieval borough as defined by the alignment of the 'Park Pale' earthworks. The area had formed part of the agricultural economy of Tutbury in the medieval and post medieval period and continued in agricultural use until the construction of the housing in the 20th century.	<b>Low</b>
<b>Historical value:</b> The historic routes leading from the medieval borough (comprising Redhill Lane, Green Lane, Belmont Road and Elm Lane) survive within the HUCA. The surviving late 19th century house on Belmont Road is testimony to its pre-housing estate origins. The survival of these routes allows the history of access into and out of the borough to be understood within the wider landscape	<b>Low</b>
<b>Communal value:</b> From a heritage perspective the value is low.	<b>Low</b>
<b>Aesthetic value:</b> The HUCA comprises large-scale housing development dating to the mid and late 20th century.	<b>Low</b>

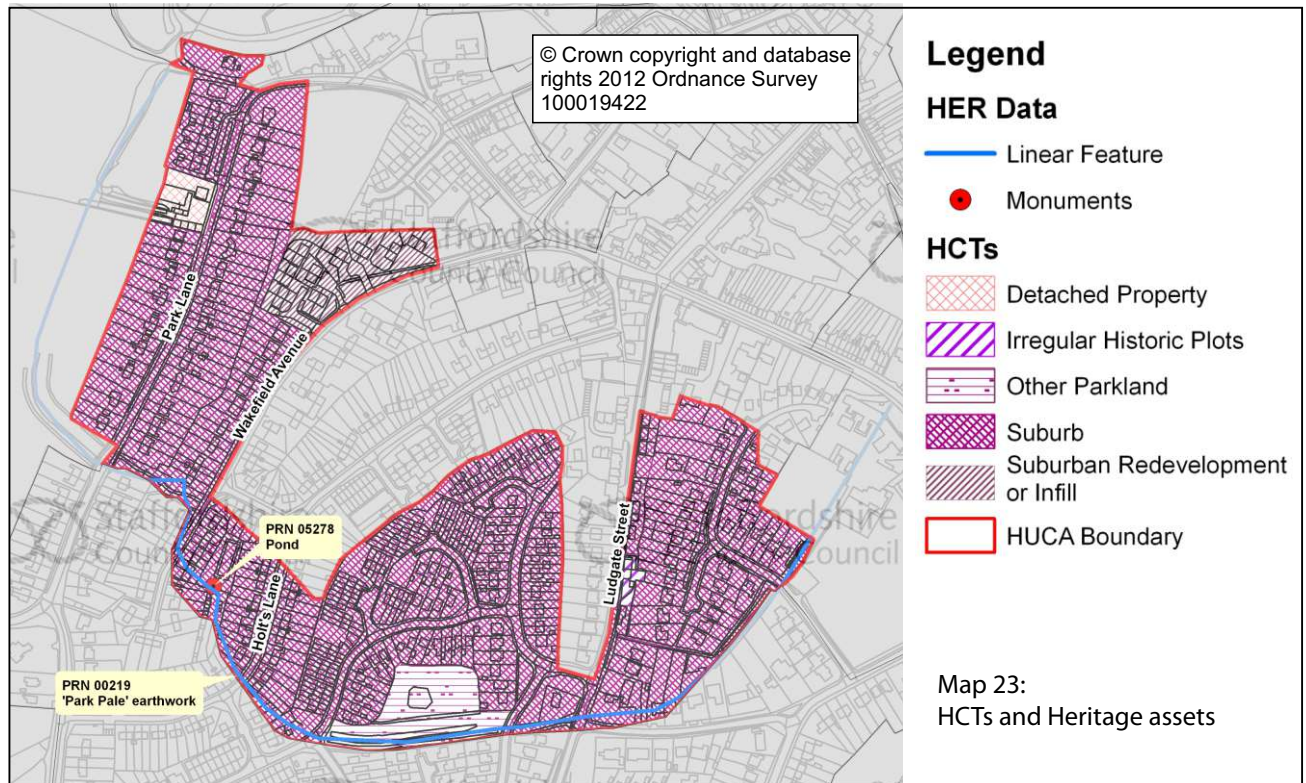
#### 4.9.3 Recommendations

The HUCA comprises mid to late 20th century housing development beyond the area defined as the medieval borough. A late 19th century house and the early routes from the borough are all legible 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>246</sup>.



## 4.10 HUCA 10: North of Park Pale and Park Lane



### 4.10.1 Statement of heritage significance and built character

The HUCA lies to the north of the 'Park Pale' earthworks and within the area believed to have comprised part of the medieval borough although sections of the 'park pale' itself may be much earlier (cf. 2.1 and 2.4.1.4). Sections of these earthworks survive within the HUCA in the area defined as HCT 'Other Parkland' on map 23. This area was designated as a Scheduled Monument in 1975 in recognition of its survival and national importance<sup>247</sup>. The alignment of the earthworks are visible on historic maps and pre-development aerial photographs (2.4.1.4 and map 3).

Little research has currently been carried out within the HUCA to identify the nature or extent of the medieval settlement. Map analysis and work on historical surveys have suggested that the key areas for settlement may not have extended into the HUCA (cf. maps 2, 4 and 6; plate 4). Archaeological work carried out along Holt's Lane found no evidence for medieval occupation activity and suggested that the area may have been in agricultural use since at least this period<sup>248</sup>. It is possible that the peripheral areas of the borough had been used as market gardens at an early period. By the early 19th century the area is mostly shown as one large field, but this had been sub-divided by the end of the century<sup>249</sup>. A pond, which existed by at least the late 19th century, was identified on aerial photography taken prior to housing development<sup>250</sup>. It has been speculated that it existed in the medieval period, but nothing is known about either its origins or function.

The only historic road lying within the HUCA is Park Lane; the route of Holt's Lane as depicted on both early and late 19th century maps terminated to the north of the HUCA (cf. HUCA 11). It is



possible that Park Lane originated, in the medieval period, as a route to and from the castle allowing the lords of the manor (from 1399 onwards the monarch – cf. 2.4.1.2) to avoid travelling through the town. The lane would also have provided the most direct access for hunting parties' en-route from the castle into Needwood Forest. The origins of Tutbury Park Farm, lying on the west side of Park Lane, pre-date circa 1810; the extant buildings probably date to the early 19th century (HCT 'Detached Property' on map 23)<sup>251</sup>.

The character of the HUCA is currently dominated by housing expansion dating to the mid and late 20th century (cf. map 10). The earliest of this housing was constructed as ribbon development along Park Lane; Holts' Lane was extended during this period to serve this housing development. These properties principally comprise semi-detached houses. Housing expanded eastwards within the HUCA during the late 20th century as infill between the historic roads of Park Lane and Ludgate Street.

#### 4.10.2 Heritage values

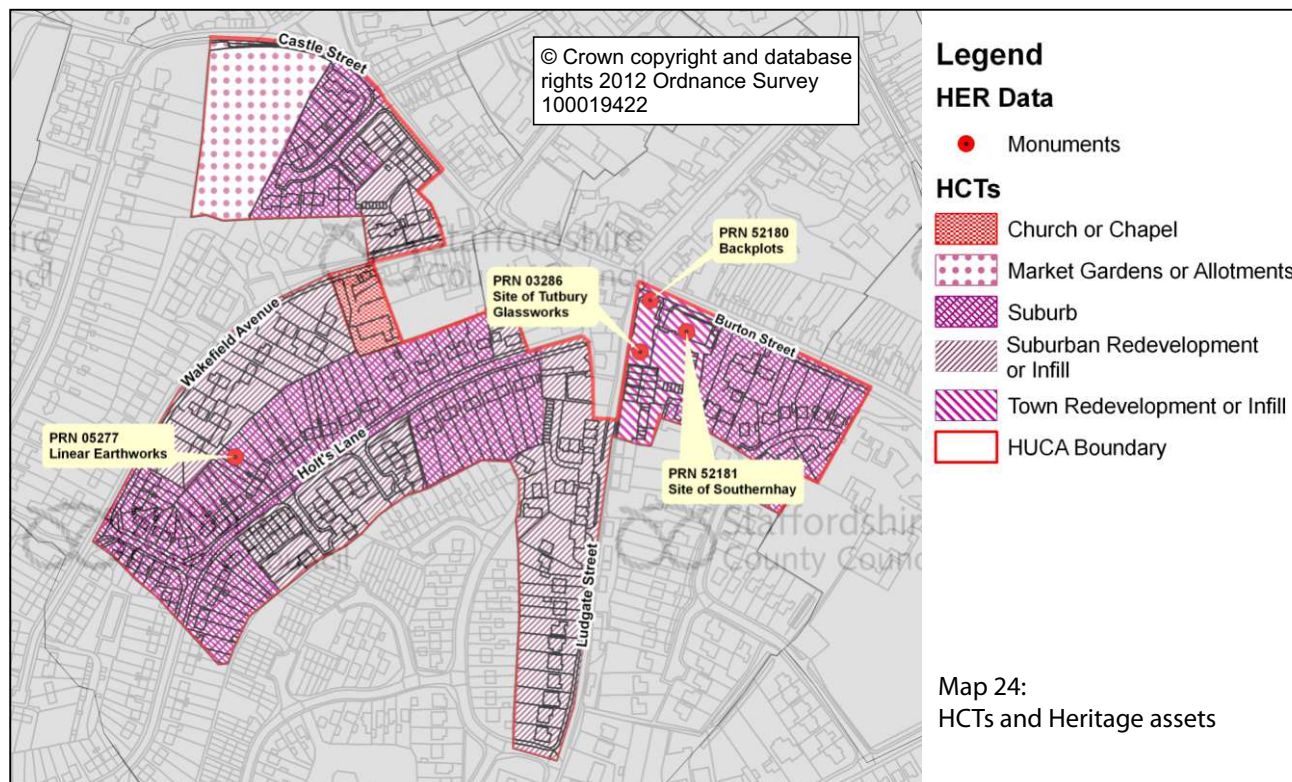
<p><b>Evidential value:</b> There is the potential for below ground deposits to survive for the continuation of town boundary on either side of the extant Scheduled 'Park Pale' earthworks through the HUCA. There is currently little evidence relating to the nature of settlement within the HUCA. It is, therefore, possible that as a peripheral area to the historic core, despite lying within the borough boundary, it may not have been settled in the medieval period. However, only further archaeological works could confirm this interpretation.</p>	<p><b>Medium</b></p>
<p><b>Historical value:</b> The extant Tutbury Park Farm provides legible evidence of the rural character of the HUCA prior to the housing development. An understanding of its origins could inform the wider history of Tutbury and any changes to landownership and management which may have been occurring in the later 18th/early 19th century.</p>	<p><b>Low</b></p>
<p><b>Aesthetic value:</b> The HUCA comprises large-scale housing development dating to the mid and late 20th century.</p>	<p><b>Low</b></p>
<p><b>Communal value:</b> The HUCA is largely comprised of private housing, however, it makes an important contribution to the history Tutbury for the benefit of the community, visitors and future generations.</p>	<p><b>Low</b></p>

### 4.10.3 Recommendations

The HUCA comprises housing development of mid and late 20th century date. The area lay within the medieval borough as defined by the 'Park Pale' earthworks, but it is currently unclear as to the presence of medieval occupation. The Tutbury Park Farm enhances the historic character and history of the HUCA.

- ◆ Sympathetic restoration or enhancement of the historic buildings would strengthen the overall 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>252</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>253</sup>.

## 4.11 HUCA 11: Holts Lane and Ludgate Street



### 4.11.1 Statement of heritage significance and built character

The HUCA lies within the area of the medieval borough as defined by the extent of the 'Park Pale' earthworks (cf. 2.4.1.4 and map 3). It is possible that the northern portion of the HUCA, lining the southern side of Castle Street, had formed part of the earliest settlement associated with the initiation of the borough in the later 11th century (cf. 2.3.2; also HUCA 2). Possible burgage plots are indicated in this area on historic maps (cf. map 2), however, the evidence suggests that most (but not all) of these may have been abandoned by circa 1559 (cf. 2.5.1.2, plate 4 and map 7). The plots which survive are located nearest to the heart of the town as it was defined by the mid 12th century (dependent upon the chronology of development within the town, which has by no means been proven beyond doubt). Any settlement shrinkage in this area may be due to the distance from the market place.

Burgage plots appear to have been laid out along the southern side of Burton Street, along Ludgate Street and possibly along Holt's Lane probably by the end of the 13th century (cf. map 4 and map 5). As with Castle Street above, the plots along Holt's Lane probably formed paddocks by at least the post medieval period; and along part of the southern side of Burton Street by the early 19th century (cf. map 7, plate 4 (where Holt's Lane is marked as Clemens Lane) and map 8). It is currently unclear whether the plots identified along Holt's Lane represent evidence of settlement shrinkage (which may be supported in the documentary evidence cf. 2.4.1.4) or whether having been speculatively created failed to attract occupants. Two linear earthworks lying along a similar alignment to Holt's Lane were identified on aerial photographs taken prior



to development in the mid 20th century<sup>254</sup>. The features were interpreted as having formed part of an earlier field system, but they do not appear to correlate with boundaries marked on the historic mapping and consequently remain enigmatic.

Archaeological work has been carried out within the HUCA at the junction of Ludgate Street and Burton Street on the site of the former Tutbury Glassworks<sup>255</sup>. It has been argued that the medieval market place lay in this area (cf. 2.4.1.4; maps 4 and 5). This may be born out in part by the fact that the archaeological work failed to identify any features prior to the 15th/16th century which included a sandstone wall suggested to be a retaining wall to a property fronting onto Ludgate Street<sup>256</sup>. A large cobbled area was revealed which had been re-laid on several occasions between the 15th (late medieval) and 19th centuries. It was interpreted as a yard surface and may relate to occupation on part of the market place by the late medieval period (cf. plate 4 and map 7). The cobbled area was replaced by a brick surface in the 19th century and was later built upon as part of the expansion of the glassworks<sup>257</sup>. A 15th/16th century well was identified further south east along Burton Street believed to be associated with a property known as 'Southhay' which was marked on historic maps<sup>258</sup>. Overall the lack of pre-18th century deposits found during the archaeological works was due to the intensive redevelopment of the glassworks during the 19th and 20th centuries<sup>259</sup>. The glassworks originated in the early 19th century and the building recording and archaeological works identified that it had been considerably expanded in the mid 19th century which correlates with the period when it moved from glass cutting to glass manufacture (cf. 2.6.3.2)<sup>260</sup>. A mid/late 19th century glass cone, which was still visible on aerial photographs taken in the 1940s, was observed during the archaeological

evaluation; confirmation of glassmaking on the site<sup>261</sup>. The offices/workshop which stood on the street frontage had probably been built in the 1930s and further extensive rebuilding on the site occurred in the 1950s/60 (cf. 2.7)<sup>262</sup>.

The glassworks complex was demolished to enable the construction of residential development in the early 21st century (cf. HCT 'Suburban Redevelopment or Infill' on map 24). The site represents the only development of this date within the HUCA (cf. map 10). The earliest suburban development within the HUCA occurred along Holt's Lane in the mid 20th century (forming part of an estate the southern portion of which lies in HUCA 10). This development comprised short-terraces and semi-detached houses, although along the southern part of Holt's Lane these houses were redeveloped in the late 20th century (cf. HCT 'Suburban Redevelopment or Infill' on map 24 and map 10). Further redevelopment of mid 20th century housing has occurred north of Holt's Lane (accessed from Wakefield Avenue).

The majority of the housing in the remainder of the HUCA dates to the late 20th century representing the redevelopment of earlier settlement along Burton Street, Ludgate Street and the south side of Castle Street (cf. map 10).

### 4.11.2 Heritage values

<p><b>Evidential value:</b> There is the potential for below ground archaeological remains to survive, as has been demonstrated, within the HUCA relating to medieval and later development (and possibly abandonment). Such information would greatly contribute to an understanding of the phasing of development. Subsequent redevelopment is likely to have had an impact upon</p>	<p><b>Medium</b></p>
<p><b>Historical value:</b> There are no known legible heritage assets surviving within the HUCA.</p>	<p><b>Low</b></p>
<p><b>Aesthetic value:</b> The character of the HUCA is predominantly of mid and late 20th century suburban development. The area of the allotment gardens (HCT 'Market Gardens or Allotments' on map 24) lie within the Tutbury Conservation Area.</p>	<p><b>Low</b></p>
<p><b>Communal value:</b> The HUCA is largely comprised of private housing, however, it makes an important contribution to the history Tutbury for the benefit of the community, visitors and future generations.</p>	<p><b>Low</b></p>

### 4.11.3 Recommendations

The heritage significance and values has identified that from an evidential perspective there is the potential for archaeological remains to survive which would inform our understanding of Tutbury's historical development.

- ◆ 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>263</sup>.

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SRO. D3453/7/1 Anon. circa 1810. Tutbury town centre.



Staffordshire Extensive  
Urban Survey

# Tutbury

Historic Character Assessment



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