

Uttoxeter

Historic Character Assessment



Staffordshire Extensive Urban Survey

Uttoxeter

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 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.

Thirteen Historic Urban Character Areas (HUCAs) have been identified in the project for Uttoxeter.

The Historical Development of Uttoxeter

There is little evidence for human activity in the Prehistoric or Roman period within the EUS project area. Uttoxeter is first recorded in Domesday Book (1086) when a settlement probably existed focused around two early roads. The town was established by the lord of the manor, the Earl of Derby, in the mid 13th century when he was granted both a market charter and a borough charter. The key medieval components of the town are still legible and comprise the church, market place, street pattern and burgage plots.

The commercial core of the town contains 54 listed buildings as well as many other undesignated properties all of which contribute to its historic character. The earliest of these properties date to the late 14th and 15th centuries, although the majority are probably 17th century in date. It should also be considered that many of these properties may have earlier origins concealed within roof

spaces or behind later facades which are principally of brick or render.

There is little evidence for expansion beyond the medieval core before the 19th century when houses were built to the north west of Carter Street. However, squatter settlement had been established on 'The Heath' to the north by at least the 17th century. This piecemeal development of the settlement pattern within the town continued into the 18th and 19th centuries and this unique historic character is still evident within the townscape. The majority of Uttoxeter's suburban development dates to the mid 20th century.

Dairying and the manufacture/selling of cheese and butter has long been important to the economy of the town. Uttoxeter is also famous for being the home of Bamfords Ltd, whose ironworks were located to the south of the town centre, and for being the birthplace of JCB. Elkes' biscuits were established to the north of the town in the 1920s.

Characterisation and Assessment

- ◆ The areas of highest heritage and historic character value are **HUCA 2, HUCA 5, HUCA 8** and **HUCA 10**. HUCA 2 represents the historic core of the town where the key medieval components are still clearly legible within the townscape. The early settlement pattern and surviving historic houses contribute to the local historic character of the three other historically more significant HUCAs.
- ◆ Irregular property boundaries dominate **HUCA 8** and **HUCA 10**, which probably relates to squatter settlement of post medieval or later date. The properties within HUCA 10 were laid out upon Uttoxeter Heath; whilst in HUCA 8 some of the settlement is probably associated with

the construction of the Uttoxeter Branch canal in the early 19th century. A high proportion of squatter cottages survive.

- ◆ Modern development, of mid and late 20th century date, dominates **HUCA 1, HUCA 3, HUCA 6, HUCA 7, HUCA 9, HUCA 11** and **HUCA 12**, although earlier properties do survive within these areas, some of which are listed buildings. The housing and open spaces of HUCA 7 are probably associated with construction of Elkes' Biscuit Factory (parts of which may survive) in the early 20th century. Garden-City principles are likely to have influenced the nature of this development; allotments and sports facilities (including an early 20th century cricket ground with Grade II listed pavilion) form an important part of the character of the area.
- ◆ There is the potential for below ground archaeological deposits to survive within **HUCA 1, HUCA 2, HUCA 3, HUCA 4, HUCA 5, HUCA 8, HUCA 10** and **HUCA 13** which could inform our understanding of the origins and development of the town.
- ◆ Uttoxeter Conservation Area (map 12) falls within at least parts of **HUCA 1, HUCA 2, HUCA 3, HUCA 4** and **HUCA 13**.

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 Uttoxeter 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 towns¹. 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 houses with few services. Of the nine criteria established for identifying the county's medieval towns Uttoxeter qualified on five counts in that it was granted a borough charter; was identified as a town or borough by two eminent historians and was still considered to be a market town circa 1600².

The project constitutes a progression of the Historic Landscape Character (HLC) project which was completed for Staffordshire in 2006. The HLC was undertaken principally using maps of 1:10,000 scale and the results reaffirmed Staffordshire as a predominantly rural county. However, the scale at which the HLC was produced has meant that the more urban areas, where greater levels of change have tended to occur on a smaller scale, were

not analysed in any great depth. In the HLC the central areas of the towns were described as 'Historic Core' or 'Pre 1880s Settlement' and the phases of development and their current character were not considered beyond that broad terminology. The EUS therefore aims to rectify these issues through a consideration of all the sources available on each of Staffordshire's historic towns to deepen the understanding of and apply value to the historic character of these townscapes.

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

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

Background

A pilot study for Newcastle-under-Lyme was carried out in January 2007. Following this an assessment was undertaken to determine which towns in Staffordshire would be eligible for an Extensive Urban Survey. As a result twenty-three towns were identified for study. The selection criteria were based upon three studies of Staffordshire towns by historians and historical geographers who identified the medieval or early post medieval characteristics determining how towns differ from rural settlements. Such criteria included the form of the settlement; the presence of burgage plots³ 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

⁴ Hunt (nd.)

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

⁶ Extensive Urban Survey page on the Staffordshire County Council website:
<http://www.staffordshire.gov.uk/environment/eLand/HistoricEnvironment/Projects/urban/eushomepage.aspx>

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

included; the greater the range and the less agricultural focused the more likely to represent an urban settlement⁴.

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 available as hard copies located at the William Salt Library⁵, but are also accessible through the Staffordshire County Council website⁶. The national programme is currently held on the ADS website⁷.



Section Summary

- ◆ There is currently no evidence for human activity during either the Prehistoric or the Roman period. The only evidence for Uttoxeter during the early medieval period comes from Domesday Book (1086) which indicates the presence of an important settlement which had belonged to the Earl of Mercia prior to the Norman Conquest (1066). It is conjectured that this early settlement, whose form may have survived until the mid 13th century, was focused around two early roads.
- ◆ A market charter was granted to the lord of the manor, the Earl of Derby, in 1251 and a borough charter followed in 1252. It is likely that the components of the planned town, many of which are still legible, date to this period. It has a complex and composite plan whose original layout comprised the church with the large rectangular market place laid out at its gate; a new road, Bridge Street; and burgage plots laid out along the main streets (cf. map 5 and map 6). The 19th century historian of the town, Francis Redfern, claimed that the medieval manor house stood in Carter Street, although no trace of this site now survives. Two further high status properties existed and are shown on Lightfoot's map (1658) on the High Street (the extant Grade II* 'The Manor House') and Dove Bank (no longer extant). There is some evidence to indicate that both sites may have existed in some form in the medieval period.
- ◆ The town is unlikely to have expanded significantly during the post medieval period, although within the town there may have been some changes including the intensification of development within individual burgage plots and the amalgamation of others to create larger properties. Part of the large market place was also developed, which is still legible within the townscape. This infilling may have occurred in the medieval or post medieval period. The extant Grade II listed conduit was erected in the Market Place in the early 19th century.
- ◆ The highest number of historic buildings within the EUS project area, particularly those which are listed, are located within the town centre. The majority of these properties have red brick or rendered facades, although one or two are still timber-framed. However, despite their late appearance many early buildings do survive encased within later structures. The earliest identified, to date, is the Grade II* 25 Market Place which originated as a late 14th century open hall house. Other buildings of 15th to 17th century date also survive within the historic core (cf. map 15).
- ◆ The Grade II* St Mary's church forms one of the key components of the medieval town. However, the extant structure was largely rebuilt in 1828 by the local architects Trubshaw and Johnson. Only the 14th century tower was retained. The origins of the church are unknown, but it is likely to have existed prior to the founding of the town as the Rector of Uttoxeter was one of the witnesses to the charter.
- ◆ A grammar school was founded by Thomas Alleyne in the mid 16th century and was originally located on the western side of Bridge Street. The school was rebuilt in the 18th century, but in the mid 19th century was relocated to Dove Bank where a new school building was constructed, whilst the 17th century Grade II listed 'School House' was used as the Headmaster's house. The school continued to expand during the 20th century taking over the 18th century Grade II listed 'Old Uttoxeter Hall'. The

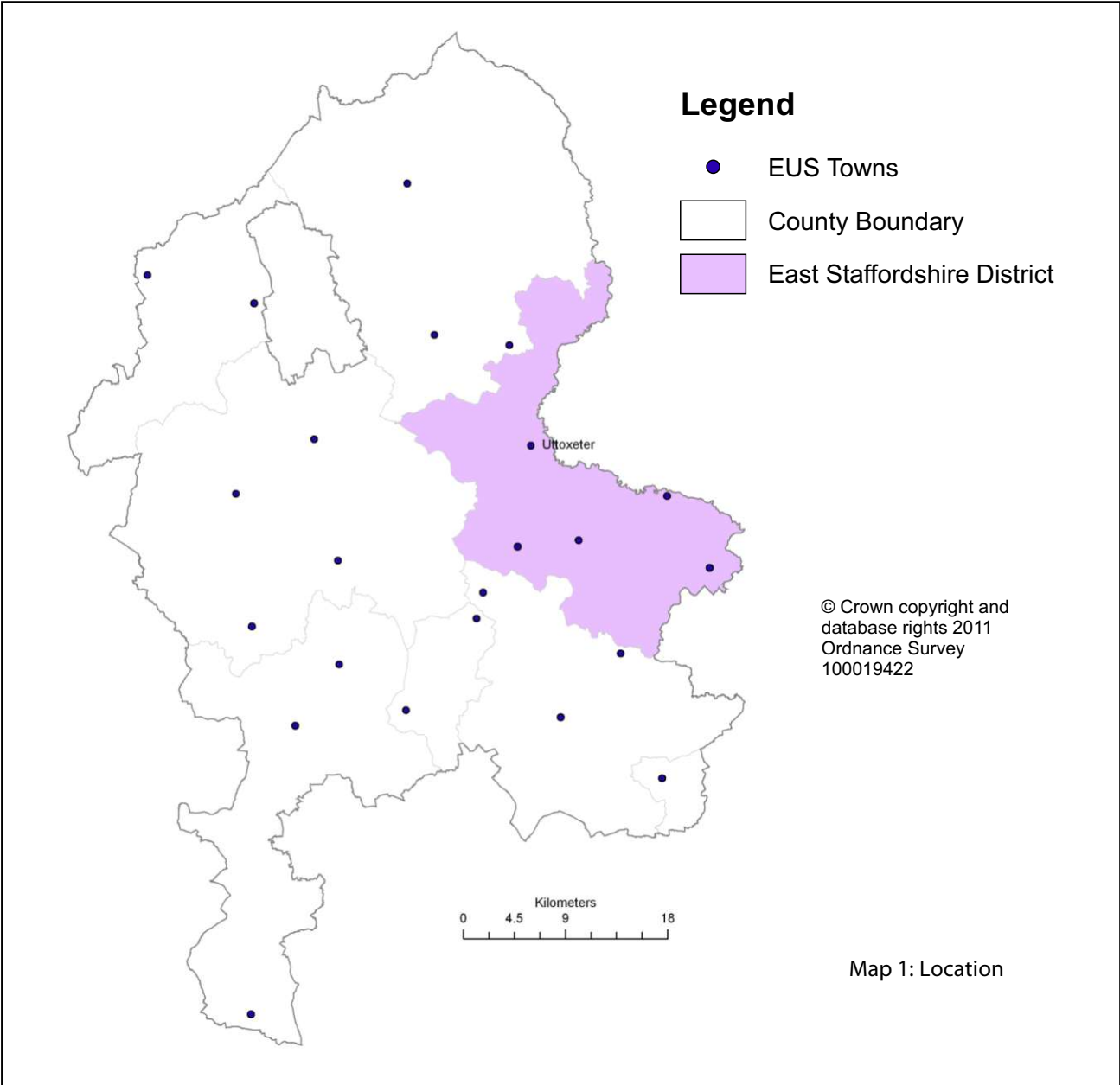
grammar school survives as the Thomas Alleyne School.

- ◆ Uttoxeter's economy has long been reliant upon its market and the surrounding meadow lands along the river valleys. It is likely that the dairying industry, for which the area is renowned, existed during the medieval period. It was certainly of primary importance by the late 17th century. The primacy of dairying led to Uttoxeter being famed for the manufacture and sale of butter and cheese from at least the 17th century onwards. A new cattle market was constructed in the town in the late 19th century, which continued to be used until its demolition in the late 20th century.
- ◆ The majority of industries recorded from the post medieval period through to the 19th century were those found in most similar market towns. However, an iron works was set up to the south of the town centre by Bamfords Ltd in the 1870s which continued to operate on the site until the 1970s. A member of this family, J. C. Bamford, established JCB in the town in the 1940s which has become an internationally renowned company. A biscuit factory, Elkes', located north of the town, was established in the 1920s.
- ◆ The Heath, to the north of the town, was first mentioned in the medieval period and squatter cottages were recorded in the 17th century. Encroachment on the heath continued into the 18th century and the process intensified following an Act of Enclosure (1787). The piecemeal nature of settlement within this area is still legible and forms a unique component of the town's historic character. Many squatters' cottages survive within this area despite subsequent planned development.
- ◆ The earliest identified planned suburban expansion occurred between the Stone Road and Hockley Road (HUCA 5) during the late 19th century and included several purpose-built streets. These houses comprised a mix of detached and semi-detached properties and terraced houses. Further 19th century expansion occurred, on a smaller scale, to the north of the town and along New Road to the north west. The greatest period of suburban expansion, however, occurred during the mid 20th century when the majority of the houses were constructed. This included a development which historically may be closely associated with the Elkes' biscuit factory.

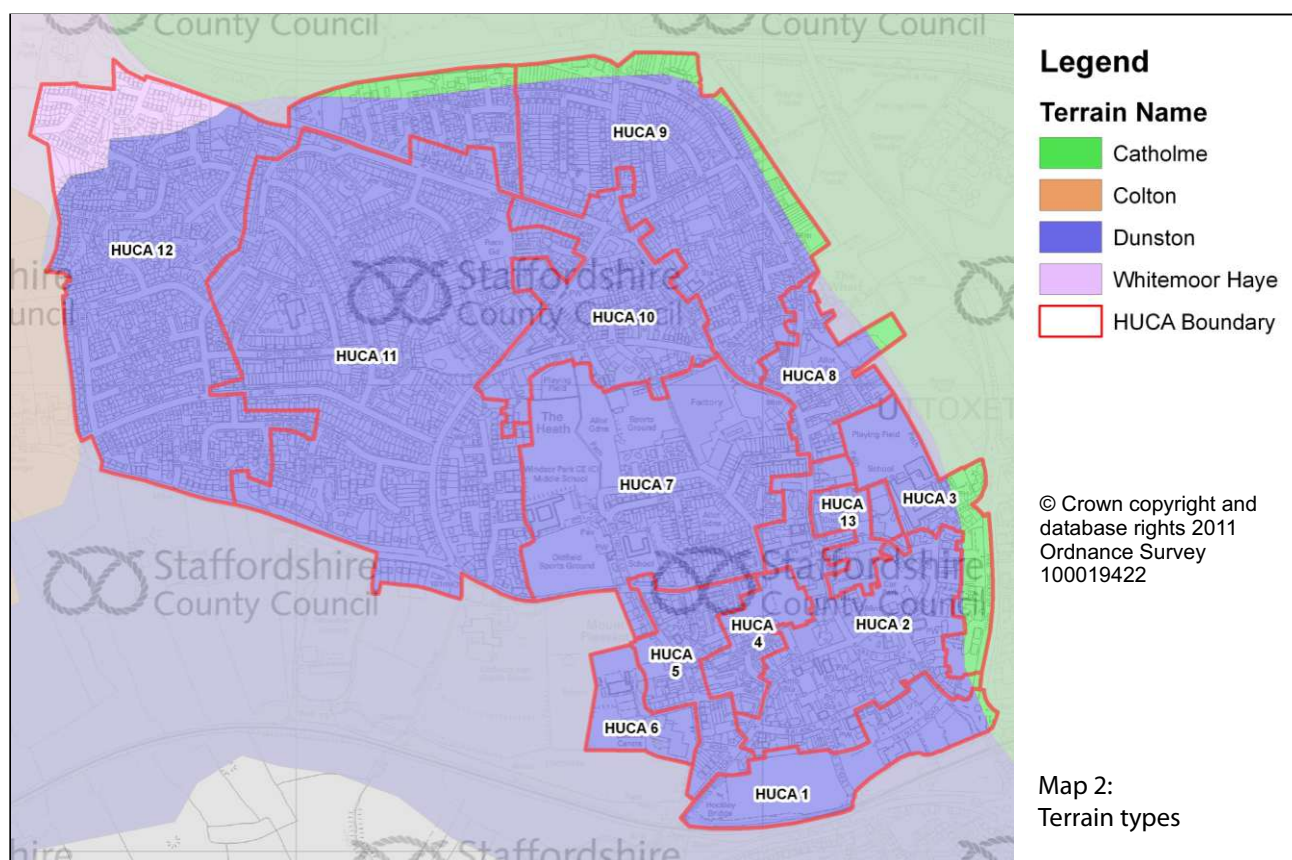
1. Setting

1.1 Location

Uttoxeter is situated on the eastern side of Staffordshire adjacent to its border with Derbyshire. The town lies within a large parish of the same name. Nineteenth century maps show small detached portions of Uttoxeter parish in the surrounding parishes of Checkley, Leigh and Bramshall⁸, suggesting perhaps that these four once formed a single land unit. The parish lies within the southern portion of the hundred of Totmonslow. Local government re-organisation at the end of the 19th century led to Uttoxeter being designated an Urban District in 1896. It retained this status until 1974 when further reorganisation led to it being placed within the newly-created District of East Staffordshire⁹.



⁸ Map of Parishes and Townships in Phillips and Phillips 2011
⁹ Youngs 1991, 427



1.2 Geology and topography

The town lies at the tip of a promontory overlooking the river Dove to the east, the river Tean to the north and the Picknal brook to the south. The town centre lies at around 91m AOD at the junction of High Street and Bradley Street. It falls away to around 75m AOD by the river Dove, 78m AOD by the Picknal Brook and 85m AOD by the river Tean. To the west the ground rises gradually reaching a high point of 138m AOD at Bramshall 3km to the west.

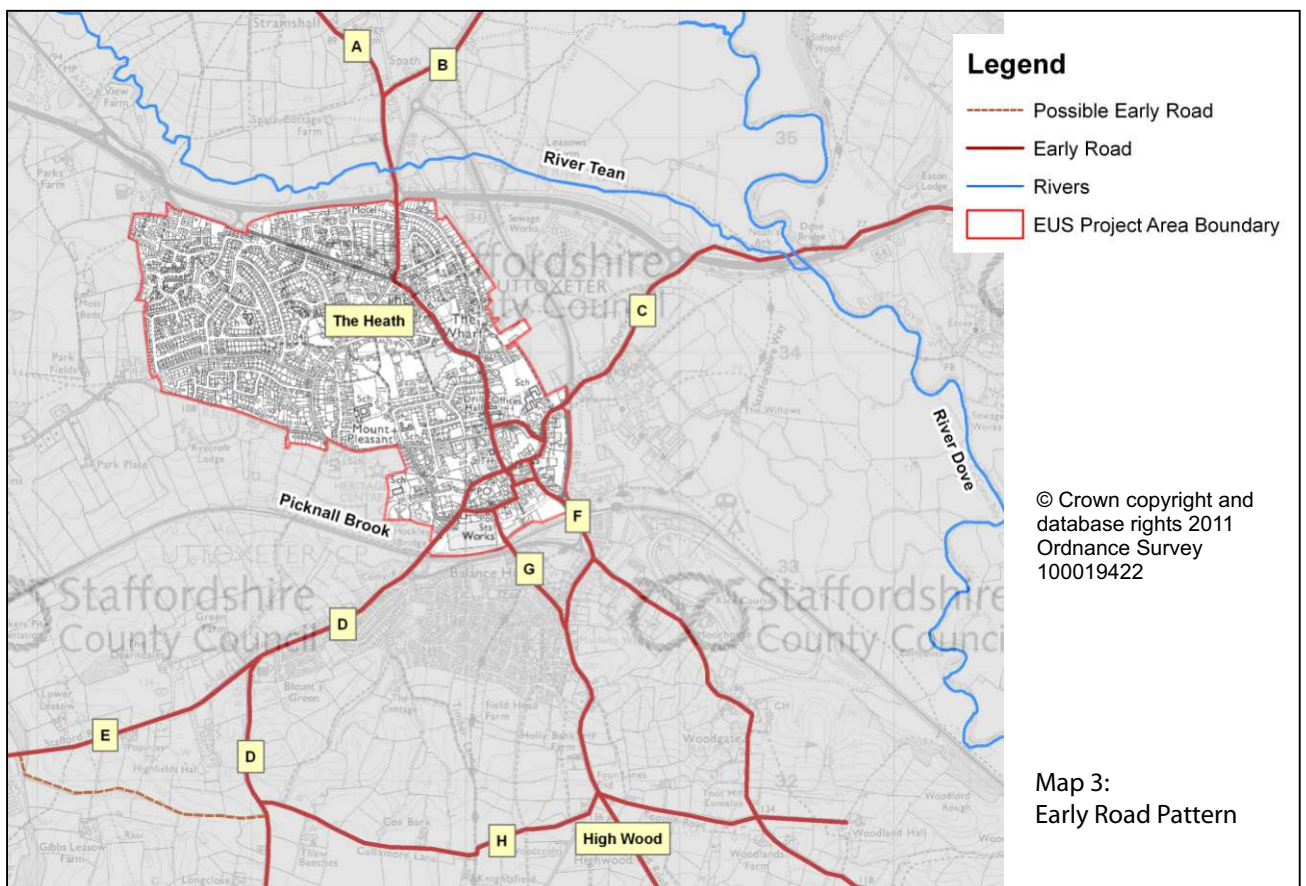
The underlying geology comprises rocks of the Mercia Mudstone Group. Overlying this across most of the town are glaciofluvial deposits, comprising sands and gravels. Immediately to the east and south of the town, and around 1km to the north, are deposits of alluvium lining the valley of the river Dove, the Picknal brook and the river Tean respectively. On the higher ground to the north west of the town, including the area of The Heath, and to the south of the town and of the Picknal Brook, including High Wood, are deposits of till.

Staffordshire County Council has divided the county into twenty six broad terrain types based upon geology, landform and soil characteristics. The town lies upon the Dunston terrain type (cf. map 2). It is a valley-side terrain generally above the limit of flooding, and without significant drift deposits. To its east and north the alluvial areas are part of the Catholme terrain type, defined as lowland river valley floodplains (cf. map 2). To its south and west are areas of the Colton terrain type, characterised by a rolling land form of Mercia Mudstones (cf. map 2).

¹³ Yates' 1775
¹⁴ Now the A522 although its line has been straightened immediately north west of the town at SK086343. The new stretch of road is helpfully named 'New Road'
¹⁵ Now the B5030
¹⁶ Now the A50
¹⁷ Now the B5013
¹⁸ Now the A518
¹⁹ Nevertheless in the mid-16th century Leland described Uttoxeter as lying on the route from Derby to Stafford so the road to Stafford was of some importance.

1.3 Road Pattern

Uttoxeter lies at the centre of several major routes. Yates' is the earliest map to show the road pattern of the surrounding area and three major turnpike roads are marked¹³. Map 3 shows the major routes in and around Uttoxeter (roads A to H). Road A heads north west along High Street and then turns towards Newcastle-under-Lyme in the north west of Staffordshire¹⁴. Road B departs from road A approximately 2km north of the town and leads off north east towards Rocester¹⁵. Another major road (road C) leads off north east along Church Street towards Derby¹⁶. It crosses the river Dove via Dove Bridge, a major six arched stone bridge which probably dates to 15th century (and which is designated as a Scheduled Monument). Road D, another turnpike road, leads south west down Carter Street and Hockley Road towards Abbots Bromley¹⁷. The road to Stafford (road E)¹⁸ was a more minor route leading off from the Abbot's Bromley road at Blount's Green in the 18th century¹⁹. In addition there were a number of minor roads leading off towards High Wood and Needwood Forest to the south; one running down Bridge Street and crossing the Picknall brook by a bridge (road F)²⁰; the other running down Pinfold Street and crossing the Picknall Brook by a minor bridge (road G)²¹. Further out of town to the south there is an east-west road (H) named on early Ordnance Survey maps as Cullmore Lane which runs past a Prehistoric barrow²². This would indicate an early road and it may be that the original roads to Abbots Bromley and Stafford came south out of Uttoxeter and then ran along road (H) and that routes (D) and (E) came into being at a later date when the Hockley Bridge was built²³.



²⁰ A drawing of 1839 by J. Buckler shows a bridge of three arches at this time (Staffordshire Views Collection <http://www.views.staffspatrack.org.uk> accessed 20.7.11)
²¹ Lightfoot's map of 1658 does not show a bridge at the end of Pinfold Lane; hence this bridge and the road leading off from it to the south may have been constructed between 1658 and 1775.
²² Toot Hill, see below
²³ The road out of Uttoxeter to Hockley Bridge is marked 'Way to the new bridge' on Lightfoot's map of 1658. This could mean that the bridge was new at that time although names such as Newlands, Newcastle etc are often of 12th-13th century date

²⁴ Redfern 1865/1886

²⁵ Torrance 1970

²⁶ Gibson 2009

²⁷ The William Salt Library holds a good collection of these: notably Lewis 1999; Smyth 1985; Turner 1994

²⁸ <http://www.views.staffspatrack.org.uk>. Accessed 18 June 2011. There are slight differences in what is shown for Uttoxeter depending on the method of searching used e.g. the roman catholic Church is brought up using a map search on Uttoxeter but not by typing Uttoxeter into quick search
Alleyne's Grammar School

³⁰ SRO: survey D3891/8/1; map D3891/8/2.

³¹ Northamptonshire Record Office IL3190

³² Copy registered to the National Grid supplied by Staffordshire County Council

³³ John Woods' Town Plan (SRO 1176/A/19/5)

³⁴ Copy in Lichfield Record Office; the copy in SRO is missing the town centre area

³⁵ 1 inch: 4 chains

1.4 Sources

1.4.1 Historical

The earliest town history was written by a local antiquarian, Francis Redfern, in the late 19th century²⁴. His work is useful on the later history of the town but is misleading on the earlier periods where his determination to find a Prehistoric and Roman past for the town led him to a number of mistakes and misidentifications. Torrance²⁵ attempted to correct some of Redfern's errors in the 1970s, while Gibson has published a recent study of Uttoxeter which usefully brings together many of the findings from earlier writers as well as his own new material²⁶. We still lack, however, a detailed study of the documentary sources. Otherwise there are a number of books of photographs with explanatory text which are of use and interest for the more recent period²⁷.

The Staffordshire Views Collection held by the William Salt Library, Stafford, has 21 drawings or paintings showing the central area of Uttoxeter, dating from the 18th and 19th centuries²⁸. Of most interest are seven drawings by J. Buckler dated to 1839: these include studies of the parish church; the Roman Catholic church; Laythropp's Almshouses; the market place showing market stalls and the conduit; a view of Bridge Street to the church; the bridge at the bottom of Bridge Street looking towards the town; and the 'Free School'²⁹. We are fortunate in the date of the Buckler drawings as they show the original conduit in the Market Place before it was rebuilt in 1854 and Thomas Alleyne's School on its original site in Bridge Street before it was moved to Dove Bank in 1859. The remaining drawings comprise six views of the parish church, seven views of monuments or architectural details of the parish church and one view of The Manor House, High Street.

1.4.2 Cartographic

Of great interest and value is Lightfoot's Map and Survey of Uttoxeter of 1658 which gives a detailed view of the town and its immediate surrounds³⁰. The map includes street names and the names of occupiers or owners of individual properties. There is also a late 17th century sketch plan which shows the street pattern and extent of settlement at this time with the streets and a few major buildings named³¹. Given the detail of the 1658 map the sketch plan adds only minor new information. For the surrounding area Yates' County Map of Staffordshire of 1775 is the earliest to give detailed information³².

For the later period there is a detailed map of 1838³³ and a tithe map of 1843³⁴ with accompanying schedule of 1839 which shows the town and its surrounding area at a scale of 1:3168³⁵.

From the late 19th century there is a good series of Ordnance Survey 1:2500 plans comprising 1st edition (published 1882-3), 2nd edition (published 1901), 3rd edition (published 1922-4) and 4th edition (published 1937).

For the post-war period there is a complete series of Ordnance Survey 6 inch maps of 1955.

1.4.3 Archaeological

Thirteen archaeological interventions and building recording surveys, carried out in advance of and during development, have been undertaken in the town since 2000. Reports on such work do, however, need to be used critically for errors can creep in and are often repeated by subsequent reports, especially where these are undertaken by the same organisation. Hence five reports by

³⁶ Palliser (1976, 151) says that 'The Earls of Derby...had sponsored a more successful town at Uttoxeter, and about 1140 they created a planned extension of Tutbury...'. No mention is made of a market charter, however. Neither Tutbury nor Uttoxeter were granted a market charter in 1140 (Gazetteer of Markets and Fairs to 1516 <http://www.history.ac.uk/cmh/gaz/gazweb2.html>; accessed 28.7.11)

³⁷ Duncan 2002

³⁸ Ferris 2004

³⁹ Castlering Archaeology 2006

⁴³ Tyler 2007

different authors from the same organisation assert that Uttoxeter was granted a market charter in 1140. If true this would have been important as this is an early date for a market charter, especially for Staffordshire. It is not true, however, and although no authority is given for the statement it seems to be based on a misreading of Palliser (1976)³⁶.

Four archaeological evaluations have been successful in uncovering evidence of medieval activity: work at the north end of High Street uncovered features and a buried soil containing 14th century pottery as well as a plot sub-division of 18th century or earlier date³⁷; an evaluation and subsequent watching brief on Market Place recovered 15th to mid-17th century pottery and evidence of probable 18th century bone and horn working³⁸; an evaluation on land between Church Street and Town Meadows Way recovered late medieval pottery thought to have been introduced from higher ground towards Church Street to the west³⁹; and an evaluation between Bridge Street and Town Meadows Way uncovered a linear feature from which medieval pottery, of at least late 12th/early 13th century date, was recovered. If this was a plot boundary it would be extremely valuable evidence of changes to the plot pattern, possibly an amalgamation of two properties, at an early date⁴⁰. Accordingly even small scale work has shown the potential for the recovery of important information about the early town.

Building assessment and recording since 2000 has also started to yield valuable results. Work at 48-50 High Street identified elements of a 17th century timber structure incorporated into a building of 19th century appearance⁴¹; recording of a 19th century warehouse to the rear of 30-34 Market Place identified re-used timbers from a 17th century or earlier building which may have been demolished when the warehouse was built⁴²; and assessment of the

Wellington Inn, High Street, suggested that the main structure was of early 18th century date with later additions⁴³.

⁴⁰ ARS Ltd 2007

⁴¹ Hewitson 2004

⁴² AOC Archaeology Group 2005

2. Context and Historical Development

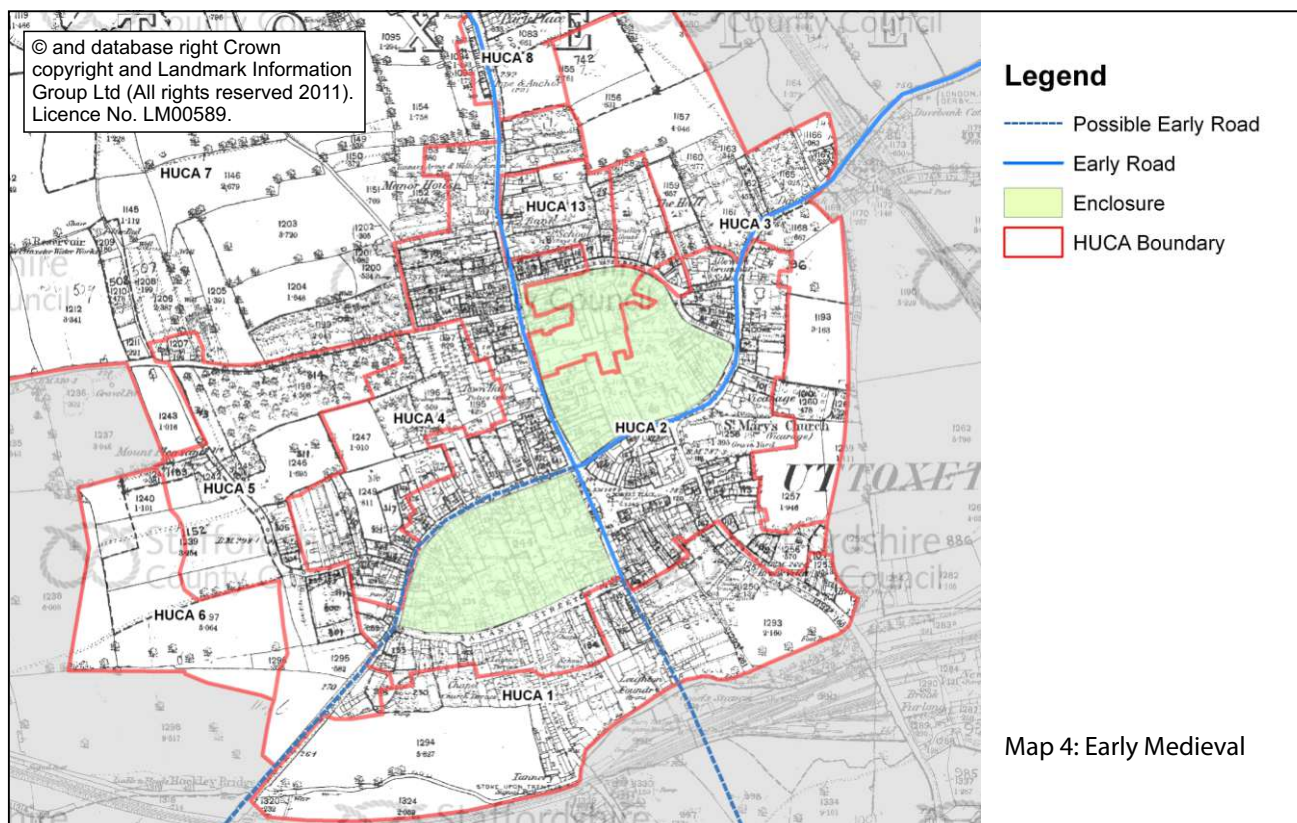
2.1 Prehistoric

Despite attempts by Redfern and others to claim a Prehistoric importance for Uttoxeter there is in fact little evidence that this is the case. The closest Prehistoric monument is a bowl barrow at Toot Hill 2km to the south east of the town⁴⁴. There are two finds of high status implements from the general area: a Neolithic stone axe hammer⁴⁵ and a bronze palstave⁴⁶. Neither is securely located, however.

2.2 Roman

Again despite attempts by earlier writers to suggest a Romano-British presence at Uttoxeter there is in fact no evidence for this. The only Romano-British find from the area is a single Roman coin⁴⁷, which again is not securely located.

The major settlement in the wider area at this period was at Rocester 6km to the north which lay on a Roman road running between Chesterton⁴⁸ to the west and Derventio/Littlechester⁴⁹ to the east. There have been suggestions that there were subsidiary Roman roads in the Uttoxeter area but there is currently no evidence to support this hypothesis⁵⁰.



⁴⁴ Staffordshire HER: PRN 00144

⁴⁵ Staffordshire HER: PRN 01992

⁴⁶ Staffordshire HER: PRN 40216; a palstave is a type of bronze axe hafted by means of a forked wooden handle rather than being socketed

⁴⁷ Staffordshire HER: PRN 02035

⁴⁸ Close to Newcastle-under Lyme

⁴⁹ Close to Derby

⁵⁰ Gibson 2009, 15

⁵¹ See below

⁵² Horowitz 2005, 529

⁵³ The road does dog-leg slightly along Market Place but this is likely to be due to properties encroaching on to the market area in the medieval period

⁵⁴ Algar, or more commonly Aelfgar, was the Earl of Mercia from 1057 until his death in 1062. He was succeeded by his eldest son, Edwin, but in the Staffordshire Domesday it is Aelfgar rather than Edwin who is generally given as the landowner in the time of Edward the Confessor.

⁵⁵ Morris (ed) 1976, 1,19

⁵⁶ The 35 villagers and smallholders would have been heads of household. If a multiplier of five is used a total population of 155 people is suggested.

⁵⁷ Tutbury lies 12km south east of Uttoxeter; parts of its imposing castle, the centre of the Honour, still survive

2.3 Early Medieval (410AD to 1065AD)

Our only definite piece of evidence for early medieval Uttoxeter is its entry in the Domesday survey which indicates that there was an important settlement here belonging to the Earls of Mercia by 1066 (cf. 2.4.1)⁵¹.

2.3.1 Placename

The earliest form of Uttoxeter's place name gives a little more evidence. It is recorded in 1086 as Wotocheshede which Horowitz⁵² suggests comes from an Old English personal name, Wittuc or Wuttuc. The suffix 'haeddre' is Old English and perhaps means heath. The placename then being Wittuc's heath; a name which given the topography of the area would seem fitting.

2.3.2 Settlement

We can only speculate as to the form of settlement. We can suggest that settlement was focused around two early route-ways: a north-south alignment formed by High Street, Market Place, Market Street and the former Spiceal Street which perhaps led to an early crossing over the Picknal Brook⁵³; and a north east route formed by Hockley Road, Carter Street, Church Street and Derby Road leading to a crossing point of the river Dove marked nowadays by the 15th century Dove Bridge (cf. map 4). The north east route may have been continued to the south west by Carter Street and Hockley Road leading down to a crossing of the Picknal Brook at Hockley Bridge. However, as discussed in 1.3 it is possible that this is a later route and that originally there was only one route out of the town to the south.

Adjacent to the junction of these routes are two oval areas: one to the south west formed by Carter Street, Market Place, Market Street and Balance Street; the other to the north east

formed by Church Street, Bradley Street and High Street (cf. map 4). These were perhaps enclosures of some form, possibly farms or greens with settlement around their edges.

2.3.4 Religion

There may have been a church present towards the end of the period but if so its location is uncertain.

2.4 Medieval (1066-1499)

2.4.1 Domesday Survey

In 1086 Uttoxeter was held by the Crown. Its entry reads:

Earl Algar⁵⁴ held it. ½ hide. Land for 10 ploughs. In lordship 2, with 1 slave; 24 villagers and 11 smallholders with 11 ploughs
Meadow 16 acres; Woodland 2 leagues long and as wide.
Value before 1066 £7; now £8⁵⁵.

There is nothing to suggest that Uttoxeter was acting as a town in the late 11th century. Its value and the number of villagers and smallholders do, however, mark it out as a locally important settlement⁵⁶.

2.4.2 Lordship

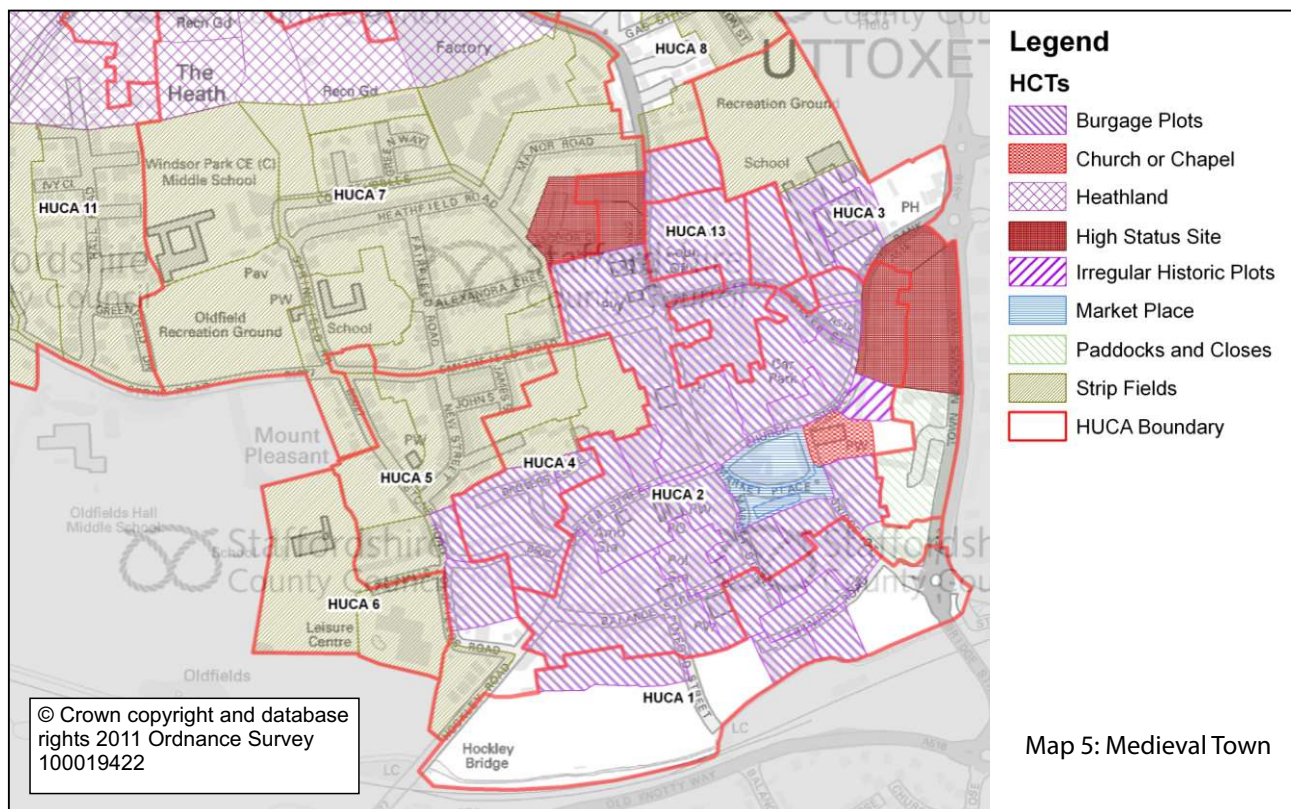
As noted in 2.4.1 Uttoxeter had been held by the Earl of Mercia (before 1066). At the Domesday survey it was held by the Crown. Later it was granted to the Ferrers family, Earls of Derby, and formed part of the Honour of Tutbury⁵⁷. However, Robert de Ferrers, 6th Earl of Derby forfeited his lands in 1266 after rebelling against Henry III. The lands were granted to Prince Edmund, a younger son of Henry, who was later granted the title earl of Lancaster. In the mid 13th century the earldom became the Duchy of Lancaster, which since 1399 has been held by the reigning monarch.

⁵⁹ Dyer 2002a, 13

⁶⁰ Once the Staffordshire EUS as a whole is completed it will be most instructive to compare the size of area covered by the various medieval towns. For the moment we may suspect that the area covered by Uttoxeter is larger than that covered by many of the other towns in the <500 group, apart possibly from Leek

⁶¹ In population terms it has been suggested that around half the population of England was carried off by the Black Death of 1348-9 (Dyer 2002b, 233) Glasscock 1975, 281; the assessments for Uttoxeter and Leek are said to be *cum membris* (=with limbs)

⁶² Largely those running from front to back of a particular settlement area without significant deviation. The technique is described in more detail in Baker and Slater 1992.



2.4.3 Settlement

2.4.3.1 Ranking and Population

Assessing the ranking and population of a medieval town is fraught with difficulties. Dyer has attempted this recently for Staffordshire and calculated a tentative population of fewer than 500 for Uttoxeter at the end of the medieval period (circa 1500)⁵⁸. Ranking wise this places the town in a group with Leek, Eccleshall, Penkridge, Brewood, Abbots Bromley and Tutbury but behind centres such as Tamworth, Burton-upon-Trent and Stone⁵⁹. This may be an under-estimate. Certainly it is likely that the population was above the 500 mark before the Black Death⁶⁰. In the 1334 lay subsidy Uttoxeter was taxed at £6 18s; considered to be a large amount for a middle ranking town. In Totmonslow hundred only Alstonefield had a larger assessment. Leek was the next largest with £6 6s 8d. The assessments for all of these settlements, however, include unknown amounts for adjacent areas⁶¹.

2.4.3.2 Town Plan

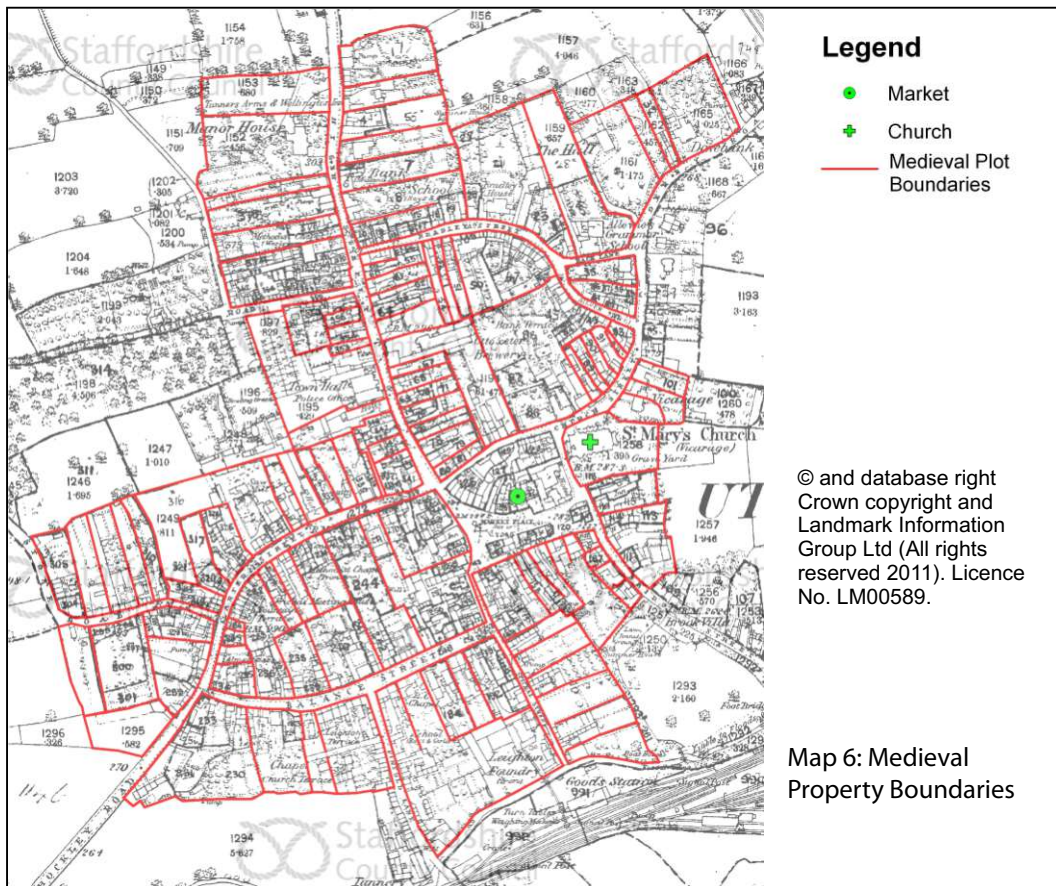
Map 6 is a reconstruction of the medieval town plan based largely on the 1658 map and the earliest detailed Ordnance Survey mapping, the 1:2500 plans of the 1880s. Where doubts arose, the late 17th century sketch plan of the town, Woods' plan of 1838, the tithe map of 1843 and the 1st revision of the Ordnance Survey mapping of the 1900s have also been consulted. The boundaries shown on map 6 are the 'strong' boundaries shown on the early Ordnance Survey plans⁶². These have been shown elsewhere to preserve the boundaries of medieval properties. The 'fit' is not a perfect one. In general a greater number of boundaries and a more regular layout is shown on the 1658 map but have not been reproduced on the reconstructed map as it is not

⁶³ In general it has been assumed that the settlement area at 1658 is much the same as the settlement area in the medieval period. Studies elsewhere have shown this to be generally the case with small-medium market towns, whose post-medieval growth generally comes from the mid 18th century, and most especially the 19th century, onwards
⁶⁴ i.e. the late 11th-early 13th centuries

⁶⁵ Which may have replaced an earlier church on a different site
⁶⁶ Around 1ha in area
⁶⁷ The building of a bridge was an expensive undertaking but would have made access into the town, and into the market place, from the south easier. Harrison (2004) has recently argued that most of the pre-industrial network of bridges in medieval England was in place by the 13th century

possible to show their line precisely. There has clearly been some change and some amalgamation of boundaries between the dates of the two maps and it may be also be the case that the 1658 map shows a rather stylised and idealised view of the town. Nevertheless the reconstructed map is sufficient to give the general trends and the likely overall settlement area (cf. map 5)⁶³.

Unlike many medieval towns, which largely comprise a single long street or which are gathered around a road junction, the plan of Uttoxeter is complex and composite. It is postulated in section 2.3.2 above that the original settlement was centred around two oval areas at a road junction (cf. map 4). We can anticipate that there was an intensification of settlement in the Norman period⁶⁴ and it may have been that this was sufficient to encourage the Earls of Derby to create a town here in the mid-13th century. A model for the deliberate laying out of a town at this period can be proposed. This planned layout appears to comprise: the church of St Mary's (cf. 2.5.7.1)⁶⁵; a large rectangular market place (cf. 2.5.6.2)⁶⁶ laid out at the church gates to the west; the laying out of a new road, Bridge Street, down to a new crossing point of the Picknal Brook, probably via a bridge⁶⁷; and the laying out of burgage plots along the major streets. The large number of burgage plots in the early town would suggest that High Street, Balance Street, Market Place, Market Street, Back Lane, Bridge Street, Church Street and Bradley Street may all have been laid out with burgage properties at this period. Subsequent growth may have seen burgage properties laid out along Spicel Lane and Stone Road also, or these may have been part of the original layout. This would give a layout as in map 6 with the town covering an area of around 27ha.



⁶⁸ I have shown these areas on the post medieval map but they are likely to have been originally laid out in the medieval period

⁶⁹ This is where archaeology could potentially make an important contribution by excavating across several plot boundaries to discover whether there were earlier sub-divisions.

⁷⁰ The Cheshire Extensive Urban Survey found no evidence for defences in any Cheshire towns, apart from the county town of Chester itself (though it should be noted that the survey covered only those towns within the modern county of Cheshire, as created in 1974). See http://www.cheshirewestandchester.gov.uk/visiting/heritage/archaeology/archaeology_planning_advisory/historic_towns_survey/historic_towns_survey_reports.aspx accessed 7/8/11

⁷¹ Again archaeological evidence would be useful here

⁷² Staffordshire HER: PRN 13831 and PRN 13832

⁷³ Staffordshire HER: PRN 09008

⁷⁴ Staffordshire HER: PRN 09014

⁷⁵ Redfern 1873: 279 (viewed 05/10/2011); Redfern 1886: 295 (viewed 05/10/2011)

⁷⁶ SRO D3891/8/2 and D3891/8/1

⁷⁷ Redfern 1865/1886, 295-7

Subsequent intensification of settlement would have seen encroachment onto the market place. Three separate areas can be identified: a roughly triangular area between Church Street and Market Place to the north; a smaller row of tenements between Queen Street and Market Place to the south; and two properties in the south east corner⁶⁸. The southern row was particularly densely packed with no provision for a garden or yard area behind.

The plan suggests that properties towards the edge of the town were larger. Whether this was always the case or whether they represent the amalgamation of several properties at a time where there was less pressure for space or a desire to demonstrate one's status we cannot for the moment tell⁶⁹.

It is worth noting that there is no evidence for medieval period defences. Although defences were common in larger towns, perhaps as much for status, civic pride and revenue collection as for the defence of inland towns, they are not common in smaller towns⁷⁰.

2.4.3.3 Buildings

There is little evidence for the nature of buildings within the medieval town before the 14th century. Analogy with elsewhere would suggest that typical domestic and commercial buildings would have been timber-framed with their posts set directly down into the ground. This form of construction was replaced from around the late 13th century onwards by buildings set on dwarf stone walls to stop the timbers rotting. As we have seen, plots within the central area were generally narrow and we would expect buildings set with their gable end on to the street to allow maximum access to the commercial core⁷¹.

The town does possess a number of surviving portions of medieval timber framed buildings hidden behind later brick cladding. 25 and 27



Plate 1: 2 Market Street

Market Place⁷², 31 Market Place⁷³ and 2 Market Street⁷⁴ form a group at the south west corner of the Market Place (HUCA 2 and plate 1). No.25 Market Place is of particular interest. It retains what was probably the cross passage of a high-status late-14th century open-aisled medieval hall with a 15th century wing attached. The medieval house occupied two and a half burgage plots and it is possible that early work also survives in the adjacent 27 Market Place.

Redfern mentions the existence of a number of important medieval buildings when he was writing in the later 19th century which have since disappeared. He says that the Chief or Manor House was in Carter Street, "nearly opposite the White Hart Hotel" and that it had two gables fronting onto the street and one to the west⁷⁵. It may therefore be represented by the house depicted with two gables on the 1658 plan⁷⁶. The Court House, where the Court Leet was held, was in the Market Place, adjoining the Old Talbot Inn. Attached to it was the Furnace or Common Bakehouse where bread was brought to be baked and behind it was the Malt Mill where barley was malted for brewing⁷⁷.

⁷⁸ SRO D3891/8/2 and D3891/8/1

⁷⁹ Staffordshire HER: PRN 08999

⁸⁰ SRO D3891/8/2 and D3891/8/1

⁸¹ Redfern 1886: 247-248 (viewed 05/10/2011); SRO D786 on Access to Archives Web viewed 05/10/2011

⁸² Redfern 1886: 235 (viewed 05/10/2011)

⁸³ Ibid: 251 (viewed 05/10/2011)

⁸⁴ Beresford and Finsberg 1973, 164; Gibson 2009, 80-81

⁸⁵ Gazetteer of Markets and Fairs to 1516 <http://www.history.ac.uk/cmh/gaz/gazweb2.html>; accessed 28.7.11

⁸⁶ 12d was the most common figure for an annual burgage payment nationally

⁸⁷ Palliser (1976: 149, 151) quotes a document of 1559 which gives an account of the activities of the Earls of Derby in town foundation: 'Then began they to devise to increase their possessions with people...and to make the Honour more stately, erected free [for three] boroughs within six miles of the castle [Tutbury], one at Tutbury, one at Agardsley called Newborough, and one other at Uttoxeter, and granted to the burgesses and inhabitants of every one of them...parcels of land to build on; and to make men more desirous to plant their habitations in those places procured for them markets and fairs...and granted to the burgesses divers liberties of commons of pasture, pannage and estovers in their Forest of Needwood.'

Map 5 shows two further high status sites, one to the north of the town and one to the east, both of which are shown on the 1658 map⁷⁸. It is likely that both sites were occupied by at least the later medieval period, but it is unclear to what extent they may be considered to be 'manor houses'. The property to the north of the town is a Grade II listed property which is known as 'The Manor House'⁷⁹ (cf. HUCA 2). The list description states that the core of the building "is of 16th century date or possibly earlier" putting its construction into at least the late medieval period. The second contender lay to the east of the town on Dove Bank (HUCA 2 and HUCA 3) where a large property in its own grounds is depicted on the 1658 map⁸⁰. This property appears to have been sold by the Mynors' family who came to reside in Uttoxeter in the medieval period⁸¹. Redfern describes the property as "a half timber building of great antiquity" which was sold by the Mynors' family in the early 17th century (cf. 2.5.3.2)⁸². By at least the early 19th century the property was held by Thomas Hart, whom Redfern says had the property demolished⁸³.

2.4.5 Administration

It is during this period that we can see Uttoxeter operating as a true town. Uttoxeter was granted a borough charter by William de Ferrers, earl of Derby in 1252⁸⁴. He had obtained a charter granting the right to hold a weekly market and an annual fair the previous year. This was obviously a well planned operation designed to give the new borough every chance of success. Considering that there was already a settlement here it was probably the fostering of a process of urbanisation which was already under way rather than an attempt to create a new town from scratch. However, the Earl was not willing to give Uttoxeter total freedom. The borough charter gave the burgesses the right to hold their properties or burgages freely in

exchange for an annual rent of 12d⁸⁶. However the Lord reserved the profits from the town market for himself and stipulated that the burgesses had to bake their bread at his ovens. In addition there is mention of a Court Leet which would indicate that the burgesses were still subject to the manorial courts controlled by the Earl and his officials. It can be seen that the Lord's motive was largely financial - to raise revenue from rents, market tolls and borough/manorial courts. At a wider scale the encouragement of urbanisation at Uttoxeter in the mid-13th century can be seen as part of a policy of the deliberate fostering of town growth in the Honour of Tutbury by the Ferrers family⁸⁷.

2.4.6 Economy

2.4.6.1 Industry and Economy

Once established the town appears to have been a reasonably prosperous venture. A survey of 1559 suggests that the creation of the original borough provided for 127 burgages⁸⁸. According to late 14th/15th century documents the town had 138 burgage tenements with a thriving food and drinks trade whilst the market place contained numerous shops and 'selds'⁸⁹. Documentary sources dating to the 14th century also record two forges, a fishery on the river Dove and in 'the pool of Uttoxeter' a water mill⁹⁰.

Dyer⁹¹ looked at the range of occupations in Staffordshire's towns contained in the plea rolls of the royal courts between 1414 and 1485. Uttoxeter ranks lowly in this with mentions of only butchers, tanners and masons. However, this may underestimate Uttoxeter's importance and the diversity of occupations in the town at this time.

The town gained from its position as a route centre. Research on Chester has demonstrated that Uttoxeter lay on the main road between Chester and Leicester in the

⁸⁸ Palliser 1972, 69

⁸⁹ Dyer 2002a, 11. Seld = market stall

⁹⁰ Gibson 2009, 82-3

⁹¹ Dyer 2002a, 18-19

⁹² 'prandium'

⁹³ Victualler: Seller of produce sometimes specifically wine

⁹⁴ I am grateful to Jane Laughton of the University of Leicester for providing me with these references from her researches on Chester

⁹⁵ Open Field: An area of arable land with common rights after harvest or while fallow. Usually without internal divisions (hedges, walls or fences). (Scope note reproduced from the Thesaurus of Monument Types by kind permission of English Heritage. © 2011 English Heritage).

⁹⁶ Called Uttoxeter ward; an important local family, the Mynors, were the hereditary foresters for the ward. Greenslade and Jenkins 1967, 349

⁹⁷ See below

later medieval period. Hence in 1426 William Troutbeck, chamberlain of Chester, travelling to Leicester to attend the king's great council spent the first night at Newcastle-under-Lyme, had lunch⁹² at Uttoxeter and spent the second night at Burton-upon-Trent. He returned via the same route but had lunch at Burton and spent the night at Uttoxeter.

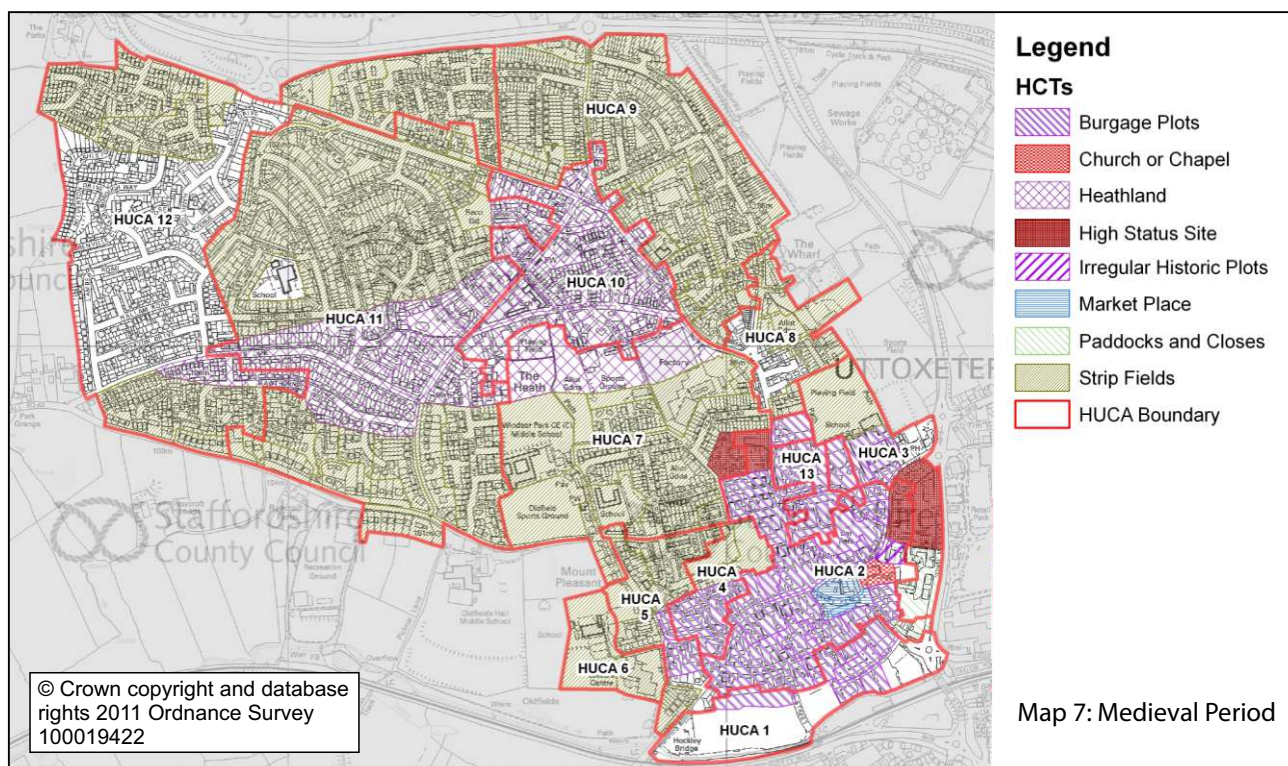
Perhaps more surprisingly Uttoxeter's victuallers travelled to the market at Chester⁹³. Fines for bakers and brewers and those selling short measure at the market at Chester from 1327-8 included a sum of 26s 8d for men from Uttoxeter⁹⁴.

2.4.6.2 Agriculture

It is likely that Uttoxeter's principal economy in the medieval period was dairying as it was in the post medieval and later periods (cf. 2.6.3). Three large meadows are referred to in early documents: Great Broad Meadow, Little Broad Meadow and Northwood Meadow.

There is also evidence of arable agriculture carried out in large open fields (cf. map 7)⁹⁵. Three are referred to: Botham Field to the north of the town, Bromshulfe [Bramshall] field to the west and the Wood-field to the south beyond the Picknal Brook. Fields with curving boundaries typical of former medieval open fields can still be seen in all three areas on the Ordnance Survey mapping of the 1880s.

In addition there were areas of heath land and commons. The area to the south of the town formed one of the five wards of Needwood Forest⁹⁶ and the townsmen had rights in this area which were to become a source of dispute later when there were proposals for enclosure⁹⁷. In addition the townsmen claimed rights in the area of The Heath to the north west of the town (cf. map 7).



⁹⁸ Gazetteer of Markets and Fairs to 1516 <http://www.history.ac.uk/cmh/gaz/gazweb2.html>; accessed 28.7.11

⁹⁹ Staffordshire HER: PRN 02308 and PRN 54532

¹⁰⁰ Advowson: The right in English Law for a patron to appoint a nominee to a vacant ecclesiastical position

¹⁰¹ DCMS; Gibson 2009, 22-5

¹⁰² An endowment of chapel for the chanting of mass

¹⁰³ Gibson 2009, 26

¹⁰⁴ Possibly those shown within the churchyard on the 1658 map

¹⁰⁵ Redfern 1886, 301

2.4.6.3 Markets & fairs

A market charter was obtained by William de Ferrers in 1251. The market day was Wednesday and there was also an annual three day fair. Thomas, earl of Lancaster, the then lord of Uttoxeter, was granted a new charter confirming these rights in 1308⁹⁸.

2.4.6.4 Watermills

The watermill mentioned in the 14th century (cf. 2.5.6.1) was perhaps located on the site of the later Uttoxeter mill. This lies on the river Tean approximately 1.5km to the north of the town, just outside the EUS project area⁹⁹.

2.4.7 Religion

2.4.7.1 St Mary's Church

There is no documentary evidence for the founding of a church in Uttoxeter, however, the Rector of Uttoxeter witnessed the borough charter of 1251 so it must have existed by this date. The earliest work in the present parish church of St Mary is the early 14th century tower with a recessed spire (plate 2). This has been attributed to Henry Yevele, a famous medieval mason who was of local origin. It is possible that the church had been wholly rebuilt at this period (using the skills of a prominent local mason) to reflect the growing prosperity of Uttoxeter as a thriving market town. The advowson of the church was originally in the hands of the Ferrers family. Subsequently Robert Ferrers, Earl of Derby, granted it to the newly-founded Darley abbey¹⁰⁰. In 1343, however, Edward III granted the patronage to the Deans and Canons of Windsor¹⁰¹.

The parish church possessed at least two chantries¹⁰², a Chantry of Our Lady and the Trinity Chantry. These were dissolved and their endowments seized by Henry VIII in 1545 during the Reformation¹⁰³. The chantry priests occupied a number of houses adjacent to the



Plate 2: St Mary's Church

church¹⁰⁴. A survey of 1568 showed that at this time the estate of the two former chantries included 38 tenements, barns, and a mansion house, emphasising that, as in all medieval towns, the church would have been a major landowner.

The churchyard was originally smaller than its present size (cf. 2.7.6.1). A break of slope on its eastern side may mark the original boundary.

2.4.7.2 Hermitage

Lightfoot's Survey records a Hermitage outside the town towards Dove Bridge. Redfern was inclined to dismiss this in the mistaken belief that medieval hermits generally lived in secluded places¹⁰⁵. In fact hermitages by bridges on the edge of towns were common. Here alms could be sought from travellers grateful to have completed their journey in safety.

¹⁰⁶ Chandler 1993, 442. I have used Chandler's translation as this is more accessible. The original wording can be found in description can be found in Toulmin Smith vol 5, 19

¹⁰⁷ Uttoxeter Heritage Centre 1998

¹⁰⁸ Printed in Staffordshire Historical Collections for 1925, 00-00

¹⁰⁹ I have omitted the figures for 'The Woodlands' which refers to the area of former common land to the south east of the town and 'Loxley', a separate township

¹¹³ Small properties housing the poor, generally set along main roads out of a town, or around commons or heath land, often unofficial and unregulated.

¹¹⁴ Formerly Slade Lane

¹¹⁵ Uttoxeter Heritage Centre 1998

2.5 Post Medieval (1500 to 1699)

2.5.1 Leland's Description

John Leland, writing in the 1540s, deals only briefly with Uttoxeter but it is of interest to note what he thought was of importance at this time. He describes it as a market town, notes that it had a single parish church, that it lay on the road from Derby to Stafford and that it belonged to the Duchy of Lancaster. Of particular importance is his observation that '...The inhabitants are graziers, because there are marvellous pasture grounds there beside the Dove...' ¹⁰⁶ demonstrating that the economy of the town was already particularly reliant on the grazing industry due to the lush river valley meadows.

2.5.3 Settlement

2.5.3.1 Population

It is difficult to arrive at an accurate population figure for this period. The 1658 survey names around 440 householders ¹⁰⁷. This figure agrees reasonably well with the Hearth Tax returns for 1666 ¹⁰⁸. The total number of people paying hearth tax for the Constablewick of Uttoxeter at this date is 246 ¹⁰⁹. In addition there were 141 people not chargeable ¹¹⁰. This gives us a total of 387. Hence we might assume around 400 householders in the town at around the mid 17th century. These would be heads of household so to get a true total population we need to multiply them by an agreed factor. Arkell ¹¹¹ has suggested a multiplication factor of 4.3 for the Hearth Tax returns so if we multiply our figure of 400 by 4.3 we get a total of 1,720 which would seem to be a reasonable population estimate.

2.5.3.2 Town Plan and Suburbs

We are fortunate in having a detailed map of the town at this period, Lightfoot's map of 1658. Many of the features shown on this

plan, however, are likely to have already been in existence by the medieval period. Towns tend not to grow significantly in size during the 16th to 17th centuries and often do not reach the same extent as their precursors before the Black Death until the 18th-19th centuries. However, two possible examples of significant settlement expansion during the 16th and 17th centuries can be seen at Uttoxeter. These are an area of possible squatter-style settlement ¹¹³ at the northern end of High Street as far as the junction Cheadle Road and Park Street ¹¹⁴ and the large mansion house site at Dove Bank. The latter was originally the home of the Mynors family and by the time of the Lightfoot map that of 'Mr Woods' who entertained Charles I here. We cannot be certain, however, in either case that there were not already buildings here in the medieval period (cf. 2.4.3.3).

Any further growth in population could have been taken up by an increase in the density of building within existing properties. More common, however, may have been the amalgamation of burgage tenements to form larger properties for the better off. An example of this may be The Manor House on High Street (cf. 2.4.3.3 and 2.6.3.3). Lightfoot's plan shows three areas of encroachment on to the Market Place; as we have seen, however, these are likely to date to the medieval period. Also shown at the west end of the market area are a market cross, which again may be medieval in origin, and a conduit.

In the hinterland there was also squatter settlement on The Heath to the north-west of the town by this time (cf. HUCA 10). The Lightfoot Survey of 1658 records nine people living in 'Cottages' 'at The Heath' ¹¹⁵ although again we cannot be sure that this process was not also under way in the medieval period.

¹¹⁰ As they were too poor

¹¹¹ Arkell 1982

¹¹² It is likely that around half the population of England was carried off by the Black Death of 1348-9 (Dyer 2002b, 233)

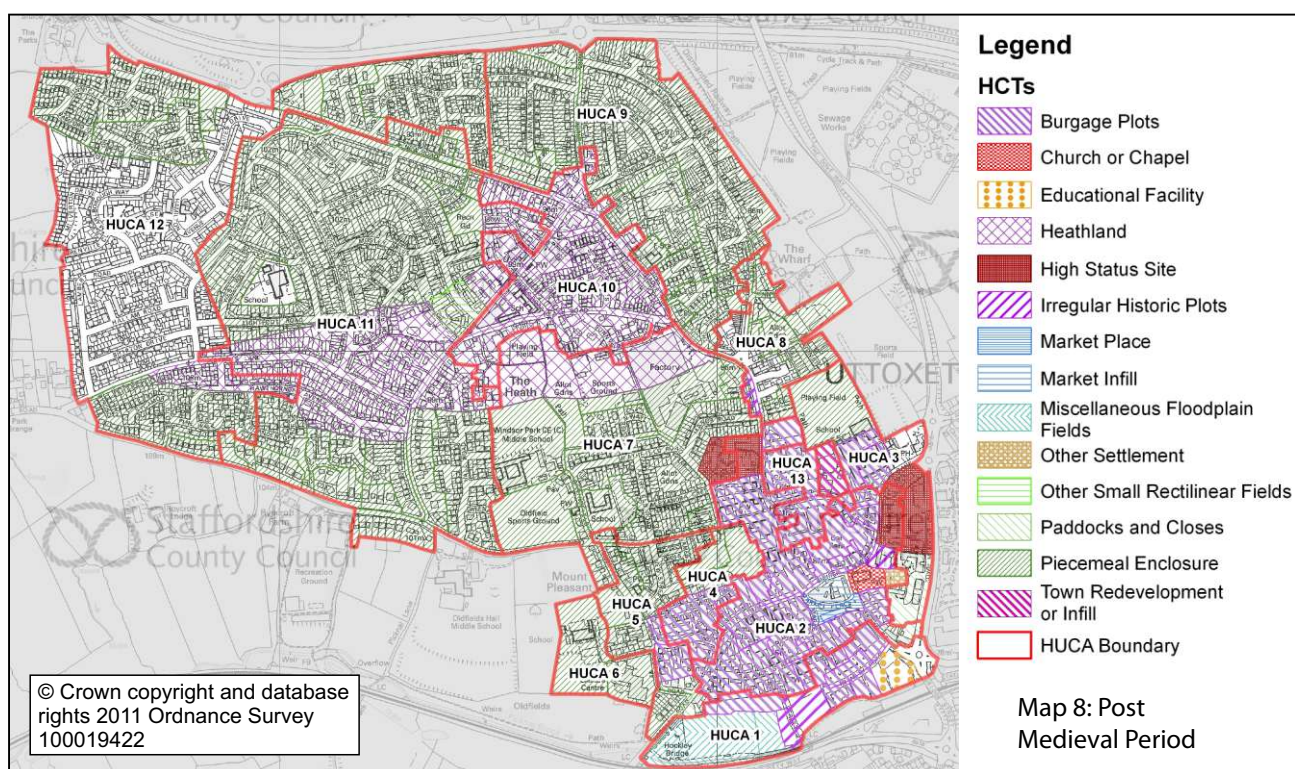
2.5.3.3 Buildings

The town possesses a good stock of surviving 16th to 17th century buildings (HUCA 2). Surviving buildings can be divided into timber-framed buildings, often re-fronted in the newly-fashionable brick; and brick buildings. Notable timber-framed buildings are: 23 Market Place (of 16th century date); the Old Star public house, Queen Street; the Rural District Offices, Church Street; 22 and 24 High Street; the Crown Inn, 48-50 High Street; 32 to 26 Carter Street¹¹⁶ and The Coach and Horses, Carter Street (of 17th century date)¹¹⁷. Notable brick buildings include the Vicarage, Church Street¹¹⁸ which is mainly of late 17th century date but with a probable 16th century core. The Quaker House, Carter Street; the School House, now part of Alleyne's Grammar School, Dove Bank; and the White Hart Hotel, Carter Street are all of 17th century date. Of particular importance is The Manor House, High Street, a brick mansion house whose core is 16th century or possibly earlier, although its frontage dates largely to the mid-18th century (cf. 2.4.3.3).

2.5.4 Administration, Education and Welfare

2.5.4.1 Administration and lordship

In the early 17th century Charles I's desire to raise money had important consequences for the town. In 1625 Charles, then the Duke of Lancaster, sold the Manor of Uttoxeter to Sir William Craven, Sir George Whitmore, Sir William Whitmore and Mr Gibson. These four gentlemen are then said to have subsequently re-sold the manor to the town for the sum of £3,120¹¹⁹. The evidence is equivocal, however, for White's directory of 1834 says that the 'principal owners and joint lords of the manor of Uttoxeter' were Earl Talbot, Lord Bagot, John Vere Smith Esq., R.C. Lawrence Esq., R.P. and S. Minors and the Trustees of Mrs Farnham¹²⁰. The Duchy also sold its interests in the town market and fairs in 1626 to Henry Goreng of Croxden.



¹²¹ Greenslade and Johnson 1979, 172-3

¹²² Staffordshire HER: PRN 00688

¹²³ Uttoxeter Heritage Centre 1998

¹²⁴ White 1834, 764

¹²⁵ Greenslade and Jenkins 1967, 352; Gibson 2009, 84-5

¹²⁶ Thomas 1931: 61-99

¹²⁷ Kettle 1979: 75

¹²⁸ Birmingham Archaeology 2008: 80

¹²⁹ Kettle 1979: 69; Birmingham Archaeology 2008: 8

¹³⁰ Birmingham Archaeology 2008: 77-80; Staffordshire HER: PRN 54139, PRN 54140, PRN 54141, PRN 54142, PRN 54143, PRN 54144 and PRN 54148

¹³¹ Kettle 1979: 68 and 75

¹³² Plot 108-9

¹³³ Woolley 1995, 13-27

2.5.4.2 Education

A grammar school was endowed by the will of Thomas Alleyne in 1558¹²¹. The original school¹²² was sited on the west side of Bridge Street which became known as School House Lane (cf. HUCA 1).

2.5.4.3 Welfare

The 1658 survey records two almshouses: Mastergent's in Carter Street and Town's on Tinker's Lane¹²³. Mastergent's almshouses were founded in 1646¹²⁴.

2.5.5 Economy

2.5.5.1 Agriculture

The Uttoxeter ward of Needwood Forest was enclosed in the 1630s. This caused much dispute as the men of Uttoxeter claimed traditional rights of common in the area. An agreement was reached in 1636 whereby the land was partitioned between the crown (196 acres) and the town (129 acres). Disputes continued but the area was gradually enclosed¹²⁵.

Across Staffordshire, during the post medieval period, open fields were gradually being enclosed through informal agreements between landholders; the resulting field pattern being referred to in the Historic Landscape character project as 'Piecemeal Enclosure'. This project has identified that this process of enclosure occurred around Uttoxeter (cf. map 8). However, there is no documentary research to suggest at what period this occurred within the township. Documentary evidence suggests that in Staffordshire more generally this form of enclosure occurred between the 14th and 18th centuries¹²⁶.

It is clear from commentators such as Leland in the 16th century (cf. 2.5.1) and Robert Plot in the late 17th century, that the landscape and

particularly the meadows around Uttoxeter had become important for grazing and dairying (cf. 2.5.5.3)¹²⁷. Archaeological evidence for the early importance of dairying within the floodplain of the River Dove may survive at Willows Farm to the north east of Uttoxeter (and beyond the EUS area)¹²⁸.

Artificial water meadows, created through the cutting of ditches to flood the fields and encourage an early hay crop and grazing, are first recorded in Staffordshire in the late 16th century, but were more widely created from the 17th century onwards¹²⁹. The remains of rough hewn sandstone sluice hatches and a preserved sandstone bridge at Willows Farm may suggest a pre-18th century date for this well preserved and extensive water meadow system¹³⁰.

2.5.5.2 Markets and Fairs

The town's Wednesday market and annual fairs continued to be of importance, particularly for the sale of butter and cheese (cf. 2.6.5.3). By the later 17th century Uttoxeter's market was one of the three main markets in northern Staffordshire trading in cattle and sheep¹³¹.

2.5.5.3 Industry and Economy

As we have seen the town's chief claim to fame from at least the early 16th century was as a centre of an extensive grazing industry (cf. 2.6.5.1). Allied to this was its importance as a centre for the manufacture and sale of butter and cheese, as noted by Plot at the end of the 17th century¹³². Plot says that the quality of the cheese and butter sold at Uttoxeter market was so good that the London cheesemongers had set up a 'factorage' in the town for its manufacture.

Evidence for other trades carried out in the town between 1530 and 1650 comes from an analysis of wills and inventories¹³³. The majority of people were still involved in processing

¹³⁴ Gibson 2009, 116-7, 276; a fellmonger was a dealer in hides or skins, particularly sheepskins, who might also prepare skins for tanning
¹³⁵ Gibson 2009, 90
¹³⁶ LRRO 23D6/2 (viewed on Access to Archives web viewed 05/10/2011)
¹³⁷ DCMS

¹³⁸ Gibson 2009, 184
¹³⁹ White 1834, 763

agricultural or rural products. The largest, and wealthiest, group, were those involved in the processing of leather. These included tanners, skimmers, curriers, shoemakers, glovers, a saddler and fellmongers¹³⁴. The importance of the leather industry in Uttoxeter was no doubt based upon the ready availability of hides and skins, a by-product of the important dairy industry. Other major trades were the woollen industry, including dyers, shearmen, cappers, tailors and weavers; wood workers, including sawyers, carpenters, coopers, turners and a shingle; ironworking, comprising six smiths; food processing and provision, comprising millers, butchers and fishmongers; and, as befits a town on major routes, transportation of goods, comprising eight carriers.

Serious fires are recorded in 1596 and 1672 which no doubt damaged the economy of the town in the short term¹³⁵. Such fires were commonplace in medieval and early post-medieval towns, however, and probably had no long term effect, although would have resulted in the rebuilding of individual properties. The fire of 1596 resulted in Queen Elizabeth I, as holder of the Duchy of Lancaster, to provide 80 trees from the Uttoxeter Ward of Needwood forest to rebuild the houses that had been damaged by the fire¹³⁶.

2.5.6 Religion

2.5.6.1 St Mary's Church

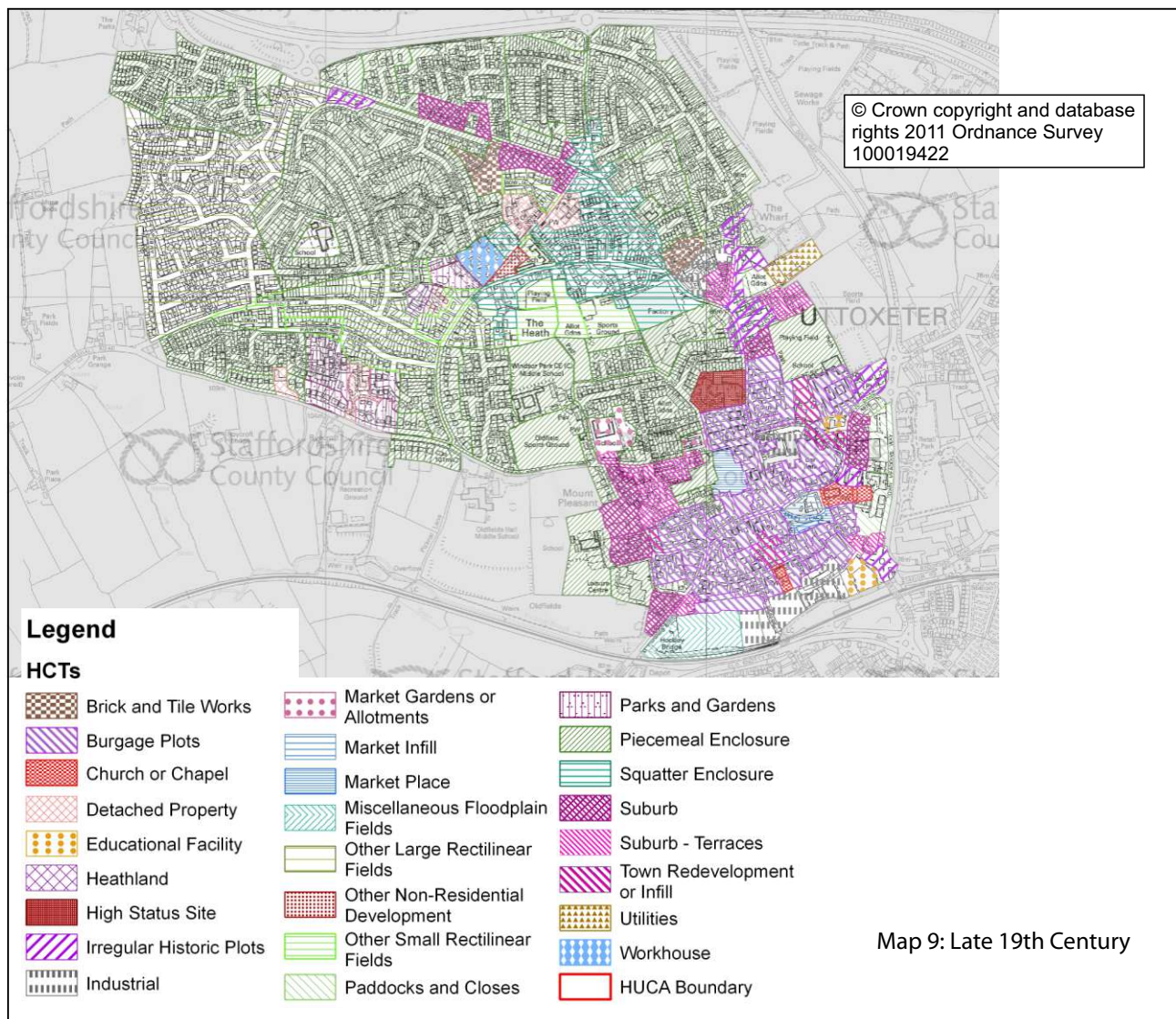
There is little accessible information regarding the state of the church building at this time. Within the church are two monuments of this period: a 16th century alabaster chest tomb with the recumbent figure of a lady and a mid-17th century chest tomb of Thomas Kynnersley and his wife, dated to 1650¹³⁷. As we have seen above the chantries within the church were dissolved during the Reformation in 1545.

2.5.7 Civil War

The town's position as a route centre ensured that it received visits from both sides on a number of occasions, notably in 1642 when Charles I stayed in the town, at the house of Mr Wood on Dove Bank¹³⁸. White says that bulwarks were raised for the defence of the town and the town ends were blocked with carts and wagons on several occasions¹³⁹.

2.6 18th & 19th century (1700 to 1899)

In 1834 Uttoxeter was described as 'an ancient and well-built market town, pleasantly seated in the heart of a rich grazing district, upon a gentle eminence above the vale of the Dove...'¹⁴⁰



2.6.3 Settlement

2.6.3.1 Population

With the introduction of Census Returns in 1801 we have reliable evidence for the population of Uttoxeter for the first time. The population of 3,650 in 1801 is approximately double that suggested for 1666. Thereafter there is in general a steady rise, from 4,114 in 1811 to 4,990 in 1851, although there is a slight dip 1831-41. From 1851 to 1871 the population dropped back down to 4,692. After 1871 the rise is more pronounced giving a total figure of 6,204 in 1901, a 70% increase over the century¹⁴¹.

2.6.3.2 Town Plan

The increasing population was doubtless housed to some extent by an intensification of settlement in the central area with extra housing being added on existing plots. The new Cattle Market off Smithfield Road was established on the edge of the historic core. The other main increase in the area of the historic core is simple ribbon development comprising short lengths of terrace and semi-detached houses towards the railway station down the southern end of Bridge Street and along Brookside. Of interest in this area is the provision of a Temperance Hall built in 1871¹⁴².



Plate 3: 1 Market Street

2.6.3.3 Buildings

Again there is a good range of housing stock of this date. As we would expect brick had taken over from timber framing as the normal choice of building material by this period. Of particular interest are Bank House, Church

Street, a late 18th century mansion house of three storeys; and the Town Hall, High Street¹⁴³. By the 19th century stone buildings make their appearance. Of particular interest are: the Grade II listed Conduit in the Market Square, a classical building of freestone with four pediments and a dome of early 19th century date¹⁴⁴ and the Grade II listed 1 Market Street, an exuberant French Renaissance style building of three storeys and an attic (plate 3). An octagonal turret to one corner has a cupola roof with weather vane and some of the stonework has a carved relief frieze featuring scrolls, cherubs and serpents¹⁴⁵.

2.6.3.4 Hinterland

In addition there was increasing encroachment of settlement on the area of 'The Heath' to the north-west of the town (HUCA 10). We have seen above that this process began earlier, possibly in the medieval period, and that a number of cottages are mentioned here in Lightfoot's survey of 1658 (cf. 2.5.3.2). However, this process accelerated in the 18th and particularly the 19th centuries. Yates' county map (1775) is the earliest cartographic evidence and shows 'Uttoxeter Heath' to the north west of the town. The northern edge of the heath. To the south a minor road leads off to 'Cateham Inn'. We should not perhaps rely too much on a small-scale map for detail but the green can be identified with its southern triangular edge being formed by the later Holly Road and Byrd's Lane (HUCA 10). The north east tip of the triangular area¹⁴⁵ is called 'The Green' on the Ordnance Survey 1880s mapping. The road leading down from the heath to the inn is the continuation of Holly Road. Cateham Inn would have been situated around 100m west of the junction of Holly Road and Stone Road¹⁴⁷.

¹⁴⁸ Higgins 2008: 3.43
¹⁴⁹ I have used the term 'cottage' for these; in some cases these represent a cluster of cottages so the actual number of properties is larger than given here.
¹⁵⁰ E.g. Charn's villa
¹⁵¹ E.g. Heathfield House
¹⁵² E.g. Brooklyn
¹⁵³ Mixed semi-detached and small detached properties
¹⁵⁴ At SK08513424
¹⁵⁵ At SK08343406
¹⁵⁶ Wikipedia (http://en.wikipedia.org/wiki/History_of_tennis) accessed 20.08.11

¹⁵⁷ Staffordshire HER: PRN 54139
¹⁵⁸ Staffordshire HER: PRN 53938
¹⁵⁹ Records of the House of Lords 1787 viewed 21/09/2011; SRO D4452/4/16/1/1788 viewed 21/09/2011
¹⁶⁰ SRO D3891/1/167
¹⁶¹ White 1834, 762; Gibson 2009, 91
¹⁶² Gibson 2009, 94

By the time of the Tithe Map of 1843 the area around Holly Road and Heath Road had been extensively settled and the Workhouse had been built to the north-west of Holly Road. To the north a turnpike road, New Road, had been laid out by 1763 cutting through the earlier field pattern¹⁴⁸.

Growth during this period was largely in the area of The Heath which developed as an irregular settlement pattern, typical of unregulated settlement on former common and heath land. The settlement types and housing forms are mixed. One notable feature is that the majority of properties, even the smaller ones, contained pumps testimony to the difficulty of obtaining water in the heathland area. The vast majority of property types (49) are small¹⁴⁹, sometimes described as cottages, the majority of which are probably smallholdings or squatter cottages on The Heath. Intermixed are some larger houses (9), sometimes described as 'Villa'¹⁵⁰, 'House'¹⁵¹ or given a name without a prefix¹⁵². In addition there are three inns, a chapel, a short length of terraced housing, an area of urban housing¹⁵³ and the Uttoxeter Union Workhouse. Sports facilities were also provided on The Heath; there was a 'Bowling Green'¹⁵⁴ and a 'Lawn Tennis Ground'¹⁵⁵. A date of 1882 is unusually early for a tennis ground. The first lawn tennis club was not founded until 1872 at Leamington Spa and the first lawn tennis championships were played at Wimbledon in 1877¹⁵⁶. The only other Sports Ground in the area is another bowling green on the western edge of the historic core in HUCA 4.

2.6.4 Economy

2.6.4.1 Agriculture

The continued importance of dairying to the economy of the town and the surrounding area is likely to have led to the proliferation of water meadows within the river valleys (cf. 2.6.5.1). Particularly well preserved water

meadows survive as earthworks with evidence for extant structures to the east of the town along the River Dove¹⁵⁷. Further water meadows, where earthworks covering 10% to 50% of the area survive have also been identified further north on the river Dove (east of Stramshall) and to the north west of Uttoxeter along the river Tean¹⁵⁸.

The Heath lying to the north of Uttoxeter was enclosed under a Private Act of Parliament (1787) and documents held at the Staffordshire Record Office refer to conveyances of land on and around The Heath from 1788¹⁵⁹. The resulting field pattern is shown on the mid 19th century tithe map as a series of small fields and paddocks¹⁶⁰.

2.6.4.2 Markets & fairs

The town continued to act as a market for the surrounding area throughout this period. In 1834 the Market Place was said to be '...extensive with several good streets branching from it in different directions, and containing many well-stocked shops...' and the Wednesday market was said to be 'well supplied with corn and provisions, and once a fortnight with cattle'. In addition there were four cattle fairs per year, a colt fair and, from 1818 onwards, three cheese fairs¹⁶¹.

In the mid-19th century a new livestock market was built just off the High Street on Smithfield Road. Cattle entered the market via Smithfield Road but smaller animals travelled up the High Street and through an archway next to the newly-built Town Hall¹⁶². Such relocations could prove unpopular but in this case both the new livestock market and the existing market thrived, perhaps because they were still in close proximity.

2.6.4.3 Economy & Industry

The town's economy continued to be dominated by its role as a centre for the grazing industry, out of which arose a specialisation in dairy products. The town was especially noted for the 'sweetness' of its mutton and the excellence of its butter and cheese¹⁶³. Otherwise Uttoxeter's industrial base was small compared to other towns of this period, possibly because it could still rely on its pre-eminence in the dairy industry.

White's Directory of 1834 claims that the town 'has long been noted for the manufacture of clock cases and movements'. Other trades given special mention were: maltsters, tanners, fellmongers, nail makers, bendware manufacturers, wool-staplers, rope and twine spinners, and timber merchants. Further occupations included those involved in retail such as grocers, bakers and wine and spirit merchants, as well as the usual trades such as tailor, blacksmith and wheelwrights. Professions such as attorneys and surgeons were also recorded at this time. In addition there were 15 academies, 2 banks, 11 beer houses and 7 fire offices¹⁶⁴.

Towards the end of the 19th century Redfern highlights brewing, tanning and iron founding as being carried out in the town and says that in the past it was also engaged in fulling cloth, jewellery making, calico and linen weaving, lace making and clock case making¹⁶⁵.

Two industrial complexes of particular importance for the late 19th century town were Bamford's agricultural machinery manufacturers to the south of the town centre, north of Pickford Brook (HUCA 1) and Bunting's Brewery north of Church Street (HUCA 2). Bamford's Ltd was founded in 1871 by Henry Bamford, previously an ironmonger, and his son to manufacture water pumps, taps and agricultural machinery. They established their own iron foundry, Leighton's, on the

south side of the town close to the railway. Initially the factory was small and employed only six workmen. It thrived, however, and soon expanded in size and in workforce numbers¹⁶⁶.

Like many market towns Uttoxeter had a strong brewing tradition¹⁶⁷. With the coming of improved communications by road, canal and later rail from the late 18th century onwards Uttoxeter, like Burton-upon-Trent 20km to its south-east, was encouraged to expand production and export its ales elsewhere. The largest brewery fronted on to the east side of the High Street. It was founded originally as the High Street Brewery by Thomas Earp and Edward Saunders in the early 19th century. When Earp retired in 1861 the brewery was taken over and a new company, the Uttoxeter Brewery Company, was formed. It extended its sales throughout the Midlands, appointing agents in Stoke-on-Trent and Wolverhampton. The company became the Uttoxeter and Dove Valley Brewery Co in 1884. It ran into trouble soon after, however, and collapsed in 1894. In 1895 it was acquired by Charles Bunting Ltd. The Buntings were a well-established Uttoxeter family. In the early 19th century Thomas and Joseph Bunting initially followed their father's trade of shoemaking but later diversified. They are listed as maltsters with premises on Carter Street in 1834¹⁶⁸. Thomas was also licensee of the Cross Keys Hotel on the High Street next to the Town Hall. Thomas's son, Charles Bunting, succeeded his father and became sufficiently wealthy to buy Bradley House, a substantial property on Bradley Street. In 1880 he was described as Chas Bunting, Cross Keys Hotel & Wine & Spirits & Ale & Porter Merchants. After his death in 1891 Charles was succeeded by his eldest son, Alfred Charles Bunting, and it was he who took over the Uttoxeter and Dove Valley Brewery Company. The brewery continued until Alfred's death in 1928 at which time the brewery and its chain of pubs and

¹⁶⁹ Gibson 2009: 295-301

¹⁷⁰ Staffordshire HER: PRN 02171 and PRN 54527

¹⁷¹ Gibson 2009: 94; Staffordshire HER: PRN 13977

¹⁷² See above

¹⁷³ Staffordshire HER: PRN 08967

¹⁷⁴ Greenslade and Johnson 1979, 173.

¹⁷⁵ Staffordshire HER: PRN 08967 and PRN 08968

¹⁷⁶ Gibson 2009, 200-203; White 1834, 763, 766.

¹⁷⁷ White 1834: 764

¹⁷⁸ Staffordshire HER: PRN 08959

tied houses was sold. It was bought by Parker's Burslem Brewery Ltd who closed down the brewery and turned the site into a distribution centre which delivered Parker's Beer into Bunting's pubs¹⁶⁹.

Three other complexes can be seen on the first edition 25" OS map (1882-3) on the edge of the historic core: New Brewery to the south east by the railway station (beyond the EUS project area); a saw mill on the western edge behind Carter Street (HUCA 4) and a tannery to the south by the Picknal Brook (HUCA 1).

The 1882-3 mapping can also be used to give an idea of the industrial development of the wider area at this time. Thirteen industrial sites are shown; these included a smithy, a limekiln, a sawmill and two brickworks all located at the northern end of the town towards the canal terminus and some may owe their origin to the canal (HUCA 9 and HUCA 11; cf. 2.6.7.2)¹⁷⁰. A windmill for corn, described as 'newly-built' in 1809 lies within the settlement area on The Heath (HUCA 10).

2.6.5 Administration, Education, Welfare & Amenities

2.6.5.1 Administration

A Town Hall, now Grade II listed, was built on the High Street by local architect Thomas Fradgley in 1854 (HUCA 2)¹⁷¹. It was a multi-purpose building originally designed to accommodate a Savings Bank, Police Office, Library for the Literary Institute and a hall for dances and meetings in addition to the Council Chamber.

The town was created an urban district in 1896¹⁷².

2.6.5.2 Education

Alleyne's Grammar School was rebuilt in 1735-6 and altered and extended in 1765. In 1859 the school was moved to a new site at Dove

Bank (HUCA 2)¹⁷³. This is a brick building in the Elizabethan style¹⁷⁴. It is worth noting that the two listed buildings in the area of the new school, the School House and Old Uttoxeter Hall, pre-date the moving of the school to this area¹⁷⁵. The School House was purchased at the same time as the building of the school but old Uttoxeter Hall was not absorbed into the school until the 20th century.

The early 19th century saw the founding of schools to bring education to the poor. A National School was established in 1818 on Carter Street, although it was probably replaced by the National School established in 1829 on Bradley Street (HUCA 13). Certainly in White's directory of 1834 the only schools mentioned are Alleyne's Grammar School and a National School, presumably the one in Bradley Street, although this has since been demolished. In addition thirteen proprietors of Academies are listed, a reminder that before schools for the lower classes became widely available basic education was provided on a more ad hoc basis by writing schools, dame schools and local academies. Later on in this century, further schools were established, many attached to chapels or endowed by benefactors¹⁷⁶. The early Ordnance Survey maps show a school immediately to the south of the Wesleyan Methodist Chapel on High Street and two behind the Roman Catholic Church on Balance Street which are doubtless faith schools.

2.6.5.3 Almshouses and Workhouse

Mastergent's Almshouses on Carter Street survived from the earlier period and were joined by Laythropp's Almshouses in 1700 and Wright's Almshouses in 1729, both on the same street. Mastergent's and Wright's almshouses were rebuilt in 1815¹⁷⁷. Laythropp's almshouses were rebuilt by Thomas Fradgley in 1848 and still survive as Grade II listed buildings (plate 4)¹⁷⁸.

¹⁷⁹ Gibson 2009: 111-3; Staffordshire HER: PRN 54329

¹⁸⁰ The Lightfoot Map of 1658 shows that the well was already covered by a conduit at this date so the building of 1780 must itself be a replacement of an earlier building

¹⁸¹ Gibson 2009, 108-9

A workhouse on The Heath is first recorded in 1783. It was replaced by a building on the same site in 1838-9¹⁷⁹. This building is shown on the tithe map of 1843 off Holly Road (cf. HUCA 11).

2.6.5.4 Utilities

Until the 19th century the town was reliant upon natural springs and wells for its drinking water. In 1774 nine wells were capped and cisterns constructed above them; the work was paid for by public subscription. A well in the Market Place was covered by a small conduit building with an ornate weather vane in 1780¹⁸⁰. This was replaced in 1854 with the present conduit built by local architect Thomas Fradgley.

In the 19th century reservoirs and filter beds were built and piped water was provided to the town¹⁸¹. One such small waterworks is shown on the first edition 25" OS map (1882-3) to the west of the town (HUCA 7). The map also shows a small gas works lying to the north off Gas Street (cf. HUCA 8).



Plate 4: Laythropp's Almshouses

2.6.6 Religion

2.6.6.1 St Mary's church

In 1826 it was decided that the medieval tower and spire should be retained but that the remainder of the church should be demolished and replaced to a design by local architect and engineer Thomas Trubshaw. The work was carried out in 1828 by Trubshaw and his son-in-law, Thomas Johnson. Much of the work is of brick faced with stone.

In 1877 it was decided that the chancel of the church was too short and it was lengthened by five yards and two windows were inserted¹⁸².

The large west window was installed in 1892 and contains stained glass designed by the artist Edward Burne-Jones, who was associated with the Pre-Raphaelite Brotherhood and William Morris¹⁸³.

At some point between the end of the 17th century and 1843 the graveyard was extended to the east. On Lightfoot's map of 1658 and the late 17th century sketch map the graveyard is shown quite tight around the church but had been extended by the time of the tithe map of 1843. Possibly this was done at the same time as the rebuilding of the church in 1828.

2.6.6.2 Anglican mission churches

Early Ordnance Survey maps show two mission churches: one to the north west of the town on The Heath (HUCA 10) and one off Pinfold Lane (HUCA 1). Both were attached to the Church of St Mary. The Mission Church at The Heath was doubtless intended to serve the community established there. It was founded in 1869 but the original building was replaced in 1874-5 by a red and blue brick building which still survives on Holly Road¹⁸⁴. The history of the Pinfold Lane building is less clear. A 'Chapel' is shown on the 1st edition 25" OS map (1882-3) around 50m west of Pinfold Lane (HUCA 1). By the time of the second edition 25" OS map (circa 1900) the Chapel had been converted into two cottages but a 'mission church' is shown 25m to its east. This is slightly at odds with Torrance¹⁸⁵ who says that there was originally a School which was converted into cottages which were in turn converted into a cottage/mission church.

2.6.6.3 Non-conformism

The 18th and 19th centuries were a great period of church and chapel building. The rise of non-conformism saw the construction of a large number of chapels and meeting houses, some quite short lived. A Friends Meeting House was constructed in the garden of a member of the Society of Friends, behind the 'Quaker House' off Carter Street in 1703¹⁸⁶. The brick building still survives and was restored in 1961. To the south of the Meeting House a small cemetery was provided¹⁸⁷. A Grade II Methodist Chapel built on High Street of plain red brick with a slate roof was constructed in 1812¹⁸⁸. A Congregational Church of 1828 in Carter Street also still survives. This replaced an earlier chapel at Bear Hill in the Market Place¹⁹⁰.

The Ordnance Survey 1st edition map of the 1880s also shows a Primitive Methodist Chapel off Carter Street which no longer survives.

2.6.6.4 Catholicism

Greater tolerance of Catholicism in the 19th century saw the provision of Catholic churches in towns. In Uttoxeter the Roman Catholic Church of St Mary on Balance Street was opened in 1839 (HUCA 2). It was designed by renowned church architect A. W. N. Pugin but additions in 1879 and 1913 have obscured much of the original design (plate 5)¹⁹¹.

2.6.6.5 Cemeteries

The graveyard attached to St Mary's church was closed in 1861 when a new cemetery was provided on Hockley Road 600m to the south west of the town (beyond the project area)¹⁹². Two conjoined mortuary chapels were provided, one Church of England and one Non-conformist. The cemetery is still in use



Plate 5: St Mary's Roman Catholic Church

2.6.7 Communications

2.6.7.1 Road

Uttoxeter was a route centre from at least the medieval period (cf. 1.3). During the 18th century increased and heavier traffic saw a movement to improve the roads through turnpiking, whereby private companies were allowed to build new roads or improve existing ones and to charge a toll to meet the costs. The main road through the town was the Derby to Newcastle-under-Lyme route (Roads A and C on map 3). The turnpiking of this route was authorised in 1759. More local turnpikes were the Spath to Hanging Bridge route to the north east, turnpiked in 1763, the Uttoxeter to Highbridge route turnpiked in 1759, the Uttoxeter to Stafford route, turnpiked in 1793, the Uttoxeter to Little Stoke route, turnpiked in 1793 and the Uttoxeter to Callingwood route, a largely new road not completed until 1820¹⁹³.

The improvement of the roads encouraged travel by coach and the carriage of goods by wagon, as well as the rise in the number of coaching inns to service the trade. White's directory of 1834 advertises coaches to Birmingham and Manchester, leaving from the White Hart, and to Newcastle-under-Lyme and Derby leaving from the White Horse. A large number of carriers are also advertised carrying goods both locally and to more distant centres such as Ashbourne, Birmingham, Burton-on-Trent, Derby, Newcastle-under-Lyme, the Potteries, Stafford and Stone¹⁹⁴.

2.6.7.2 Canal

Uttoxeter was connected to the canal system by a branch of the Caldon canal, which was granted under an Act passed in 1797¹⁹⁵. However, the canal was not completed until 1811 largely due to objections from the Earl of Shrewsbury who feared the diversion of water from his mills at Alton. The canal terminated in a large basin, The Wharf¹⁹⁶, at the top of High Street, 500m north of the town (HUCA 9). Here large warehouses were constructed within an area enclosed by a brick wall. The canal was short-lived; it closed at the end of the 1840s with the coming of the railways and part of its route was used for the line of the Churnet Valley Railway¹⁹⁷.

2.6.7.3 Railway

Uttoxeter was well provided with railways. Two lines were completed in 1848-9, both run by the North Staffordshire Railway Company: a line running north-west to Leek and Macclesfield and a line running roughly east-west to Stoke to the west and Derby to the east. Subsequently further branch lines were opened from Rocester to Ashbourne in 1852 and from Uttoxeter to Stafford in 1867. Originally there were three stations serving the various branch lines, but in 1881 these were replaced with a single large station with four platforms built to the east of Bridge Street, which served both passengers and local industry¹⁹⁸.

2.7 20th & 21st century (1900 to circa 2009)

2.7.2 Settlement

2.7.2.1 Population

The population of the town rose steadily from 9,860 in 1901 to 10,501 in 1911¹⁹⁹. The current population is around 13,000²⁰⁰.

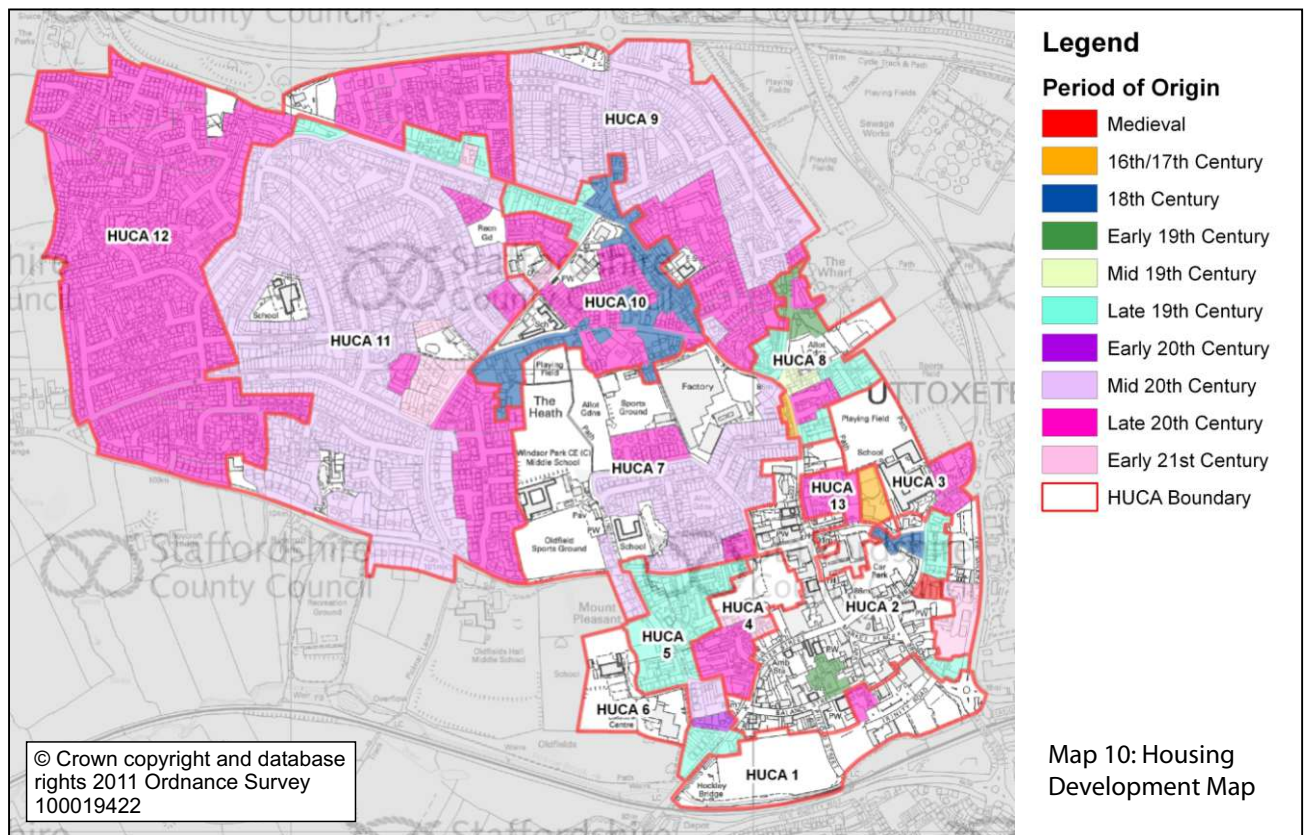
2.7.2.2 Settlement

By 1922 the first planned estate can be seen immediately to the west of the cattle market. It comprises an area of terraced housing of around 1.75ha to the south of Smithfield Road along the newly laid out John Street, James Street, New Street and Colin Street (HUCA 5)²⁰¹.

By 1937-8 a large estate, 6.3ha in area, of detached and semi-detached housing had been built to the north of Smithfield Road, bordered by Short Street, Heathfield Road and Springfield Road with Alexandra Crescent and Fairfield Road at their centre (HUCA 7)²⁰². This area is of interest in showing a rapid number of changes of use in the 19th and 20th centuries. Shown as fields on the tithe map of 1843, the portions towards Smithfield Road had been converted to Nurseries by 1882 and then given over to Allotment Gardens before their development for housing. A further estate of semi detached housing, 1.7ha in area, leads off from Heathfield Road to the north east along the newly laid out Manor Road which provided access to the north end of the High Street (HUCA 7)²⁰³.

The town's amenities had been improved by the provision of a fire station behind the High Street²⁰⁴ and a Cinema at its northern end²⁰⁵.

A major refurbishment of the town centre, including High Street, Market Place, Market Street, Queen Street, Carter Street, was completed in 2009²⁰⁶.



2.8.2.3 Hinterland

Within the surrounding area development on The Heath continued in the early 20th century. Fewer 'cottages' were built but there were short lengths of terraced, semi-detached and small detached houses constructed. In some cases these properties were built on new sites, in others they replaced earlier 'cottages' (HUCA 10). A few larger properties continued to be built such as Hawthornden Manor, which was the home of Samuel Brassington Bamford, but is now converted to flats (HUCA 11)²⁰⁷. The picture is one of intensification but the style of settlement is still relatively unplanned. By 1922 Schools and a Laundry had been built to service this area (HUCA 10).

By 1937 a large estate, of around 8ha, had been constructed to the north of the town comprising Johnson Road, Howitt Crescent and Park Avenue (HUCA 9). The estate comprises short lengths of terraced, semi detached housing and detached housing set around a geometrical street pattern typical of the period).

By 1955 the main change was the construction of the A50 ring road at the northern end (beyond the EUS project area) of the town creating a bypass for traffic travelling east-west. Short lengths of terrace or semi detached housing had also been built to the north west off Stone Road (HUCA 11).

It is only after 1955 that the town's hinterland becomes fully developed, largely with housing and associated facilities such as schools. The A50 bypass provides a limit to development on the north side of the town; the Stone Road largely forms its limit on the south side, although some

development towards the centre spills down to the Picknal brook. On its eastern side the low lying meadows towards the river Dove largely form the limit to development as they have done since the inception of the settlement. There has, however, been the recent development of a small industrial estate in the meadow area immediately east of the town at Dove Fields (beyond the EUS project area). The railway line on the eastern side of the town is now disused and much of its route has been used for the line of an eastern bypass for the A518 road from Ashbourne.

There has been further development to the south of the town over Picknal Brook at Balance Hill, but this lies outside the study area.

2.7.3 Economy

2.7.3.1 Market and Fairs

Balance Street was the venue for an annual horsefair held in the autumn and an annual damson market. The damsons were grown locally and were sold primarily to provide a blue dye for use in the textile industry²⁰⁸.

2.7.3.2 Economy and Industry

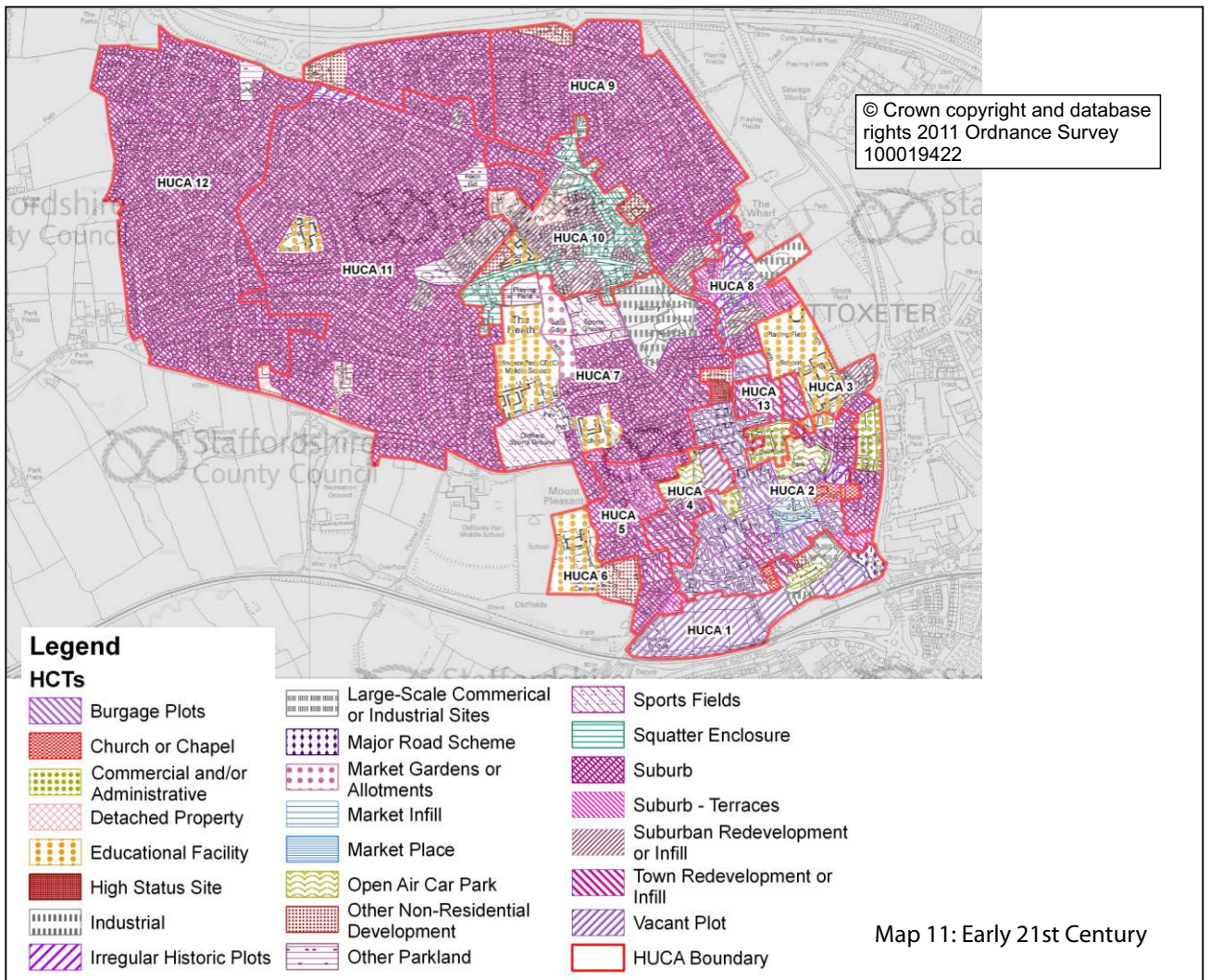
Bamford's agricultural machinery business continued to grow and thrive throughout most of the 20th century. From an area of 0.4ha to the west of Spiceal Street in 1882 by 1901 it had spread west as far as the west side of Pinfold Lane and east to Bridge Street to cover an area of 2.4ha (HUCA 1). The ad hoc nature of this growth is demonstrated by the fact that the factory was split by two roads, Pinfold Lane and Spiceal Street. By 1922 the Leighton Works had been further extended with the addition of another 1.4ha to the west towards Hockley Road. The factory continued to grow and at its peak covered around 8ha containing 750,000 square feet of manufacturing space. The company employed a work force of 750 at Uttoxeter as well as 200

at Mold in Clywd. However, the recession at the end of the 1970s saw the company go into a rapid decline and it was forced to go into liquidation in 1980²⁰⁹.

A member of the Bamford family, Joseph Cyril Bamford, founded JC Bamford Excavators (JCB) in Uttoxeter in 1945. He built his first vehicle, a tipping trailer made from war surplus materials, in a rented lock-up garage. From this modest start JCB have risen to become the world's third largest construction equipment manufacturer. The company's headquarters is in Rocester 5km north of Uttoxeter. The company took over the Leighton Works site when Bamford's Ltd closed in the 1970s and moved their heavy machinery division here. They moved to a new purpose-built factory on the edge of the town at Beamhurst in 2008. The core of the Leighton Works site is currently being redeveloped to include a health centre²¹⁰.

In 1912 a Charles Henry Elkes is listed as a baker and confectioner at 1 High Street. Later the shop expanded into No 3 and a popular cafe was opened. In the 1920s, however, the Elkes family began to produce their own biscuits on the premises. These proved so popular that in 1927 C.H. Elkes Ltd was formed as a biscuit manufacturing company operating out of the Dove Valley Bakery on The Heath (HUCA 7). By the beginning of the Second World War Elkes employed 500 people and delivered biscuits throughout the country. The company continued to thrive after the war but was sold to a Leek company, Adam's Butter, in 1973, and was renamed Adam's Food Ltd. Adam's Food Ltd was itself absorbed into Fox's Biscuits in 2004. Fox's maintain a factory and a distribution centre in Uttoxeter²¹¹.

Bunting's brewery ceased production in the 1930s when it was bought by Bass Brewery of Burton-on-Trent. The Brewery complex was demolished in the 1960s to make way for the Maltings Shopping Centre and Car Park²¹².



The town's location in rich dairy farming country continued to be a source of wealth throughout the 20th and into the 21st century. The Ordnance Survey mapping of 1901 shows two cheese factories one to the north and one to the south of the railway station (both lying beyond the EUS project area). The two sites were acquired by the Unigate Company in 1932 to manufacture dairy products. They became one of the largest employers in the town, employing up to 360 people. The factory was closed in the late 20th century²¹³.

Even more important was the town's cattle market which continued on the Smithfield site (cf. 2.6.3.1 and HUCA 4). In 1993 it was described as 'one of the largest livestock markets outside London'. However, the market was closed in 2004 and the site is currently being developed for housing. A new cattle market towards the edge of the town off Derby Road has been granted planning permission²¹⁴.

Dovefields Retail Park, lying beyond the EUS project area, was first created in 1998 with the opening of a Tesco supermarket on the edge of town. There has been further major development since including the creation of seven large retail outlets in 2002, and an entertainment development, comprising cinema and bowling alley. Further retail units were built in 2005 and in 2008 an extension to the Tesco store was completed²¹⁵.

2.7.4 Administration, Welfare & Amenities

2.7.1 Administration

The town lost its status as an Urban District Council in 1974 under Local Government reorganisation when it was placed within the newly-created District of East Staffordshire whose headquarters lie at Burton-on-Trent²¹⁶.

2.7.2 Welfare

The workhouse at The Heath (HUCA 10) was demolished in the mid or late 20th century and the site was re-developed for housing (cf. 2.7.5.3)²¹⁷.

2.7.3 Amenities

A sewage system was laid in the town in 1904 (Fig 8E)²¹⁸.

A sewage pumping station had been provided on the edge of Uttoxeter to the east of the town, beyond the EUS project area, by the 1920s²¹⁹.

The water supply was improved when reservoirs were built at Bramshall and treated water was piped under pressure to the town in the 1930s²²⁰.

2.7.4 Communications

2.7.4.1 Railway

With the increasing use of the motor car and road freight, usage of the railways declined. Gradually the smaller lines were closed and the station was allowed to deteriorate and was eventually destroyed by fire in 1987. All that remains are two platforms and a railway service between Derby and Stoke²²¹.

2.7.5 Racecourse

This also lies outside the study area to the south east of the town. Such has been its influence on the town, however, that a short

mention is necessary. The race course was established on its present site at the start of the 20th century, the first meeting being held in 1907. The Uttoxeter Urban District Council bought the land on which the racecourse stands in 1951 and took over administration of the racecourse. Since 1988 the racecourse has been leased by Northern Racing, a company set up by local businessman, Sir Stanley Clarke and by the millennium Uttoxeter was considered to be eleventh in importance of the country's 59 racecourses²²².

Section Summary

- ◆ The core of the medieval town lay within **HUCA 2** where there the key components of the planned town continue to be legible within the townscape; the burgage plots, market place, street pattern and church.
- ◆ The planned medieval town was larger than the area which survives. Burgage plots had been located in parts of **HUCA 1, HUCA 3, HUCA 4, HUCA 5** and **HUCA 13**, although their legibility in these area has been lost.
- ◆ The primary school and its playing fields dominate part of the north side of the High Street (**HUCA 3**). The earliest surviving school building dates to the late 19th/early 20th century.
- ◆ The highest proportion of historic buildings, both listed and unlisted, also survive within **HUCA 2**. There are 54 listed buildings and the area is covered by the Uttoxeter Conservation Area. At least one of these extant buildings has been shown to date to the medieval period. Many of the others are of 16th and 17th century date. Timber framing survives in a number of buildings; often visible in their gable ends. However, the majority of properties have been rebuilt in brick (some of which have been rendered). Some properties may retain earlier historic cores hidden behind later facades or encased in later buildings.
- ◆ Irregular property boundaries dominate **HUCA 8** and **HUCA 10**, which probably relate to squatter settlement of post medieval or later date. The properties within HUCA 10 were laid out upon Uttoxeter Heath; whilst in HUCA 8 some of the settlement is probably associated with the construction of the Uttoxeter Branch canal in the early 19th century. A high proportion of squatter cottages survive.
- ◆ The earliest planned suburb in Uttoxeter lies in **HUCA 5** and dates to the 19th and early 20th centuries. The houses are of red brick and comprise large detached and semi-detached houses and terraces. The latter were built along purpose built streets. Planned 19th century suburbs are also legible within **HUCA 8, HUCA 10** and **HUCA 11**. The built environment of HUCA 8 includes terraces, whilst the houses in HUCA 10 and HUCA 11 comprise large detached and semi-detached houses.
- ◆ Modern development, of mid and late 20th century date, dominates **HUCA 2, HUCA 6, HUCA 7, HUCA 9, HUCA 11** and **HUCA 12**. This comprises housing in **HUCA 7, HUCA 9, HUCA 11** and **HUCA 12**. Of these areas HUCA 7 is probably the most interesting historically as it is likely that the housing was constructed as a result of the re-location of Elkes' Biscuit Factory (parts of which may survive) in the early 20th century. Garden-City principles are likely to have influenced the nature of this development; allotments and sports facilities (including an early 20th century cricket ground with Grade II listed pavilion) form an important part of the character of the 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 2.

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. Thirteen HUCAs have been identified for Uttoxeter.

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 available²²³.

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.

²²³ In line with English Heritage 2008: paragraph 38

<p>Evidential value*</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>Historical value</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>Aesthetic value</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>Communal value</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 townscapes²²⁴.

<p>Evidential value (see * below for regarding archaeological potential)</p>	<p>High</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>Medium</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>Low</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>

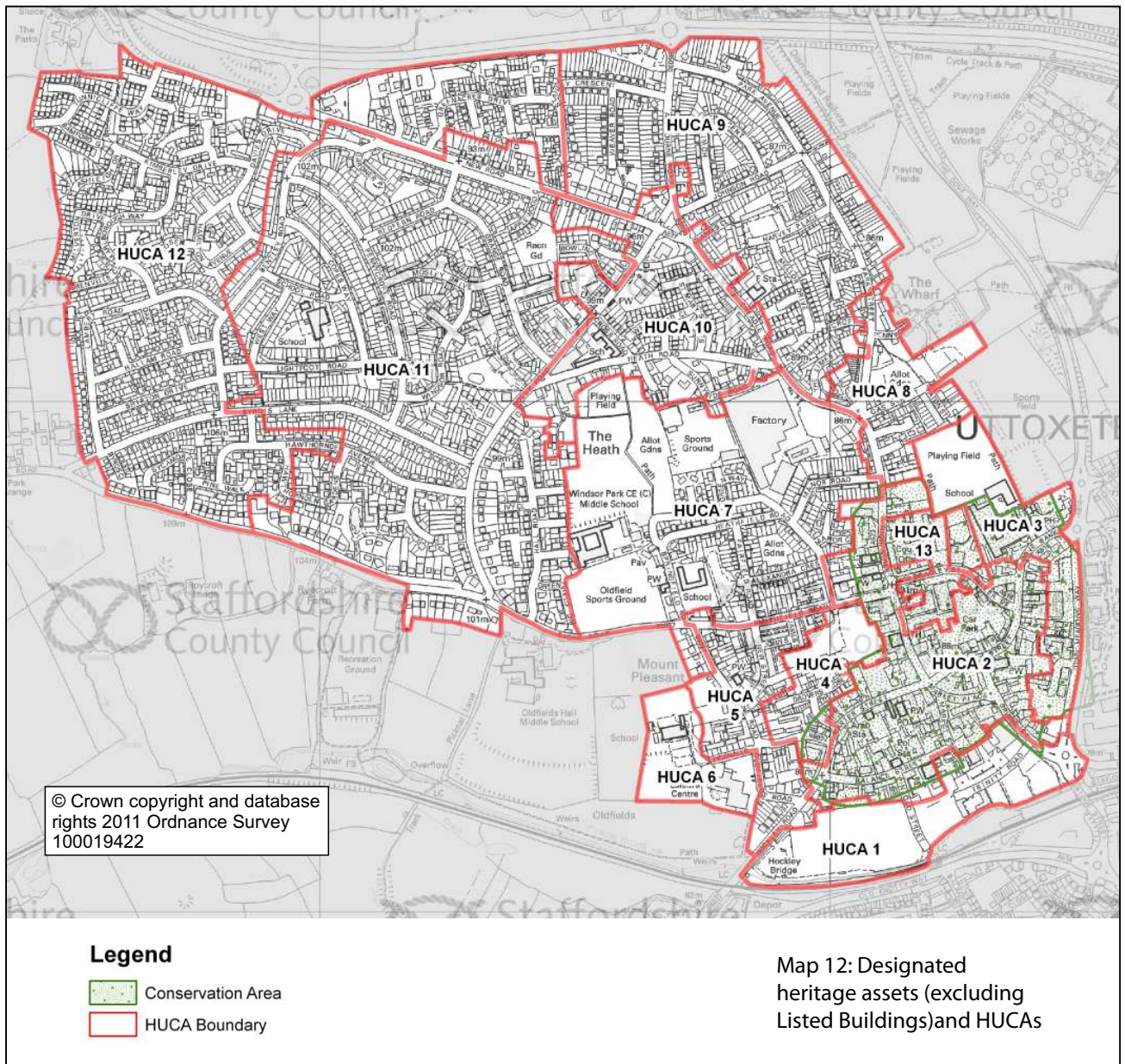
Historical value	High	The legible heritage assets either dominate or significantly contribute to the historic character of each HUCA. There are strong associations between the heritage assets (both tangible and intangible) within the HUCA that are potentially demonstrable and/or the heritage assets make 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.
	Medium	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.
	Low	There are no or very few known legible heritage assets; where they exist their associations are not clearly understood.
Aesthetic value	High	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.
	Medium	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.

	Low	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.
Communal value	High	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.
	Medium	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.
	Low	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.

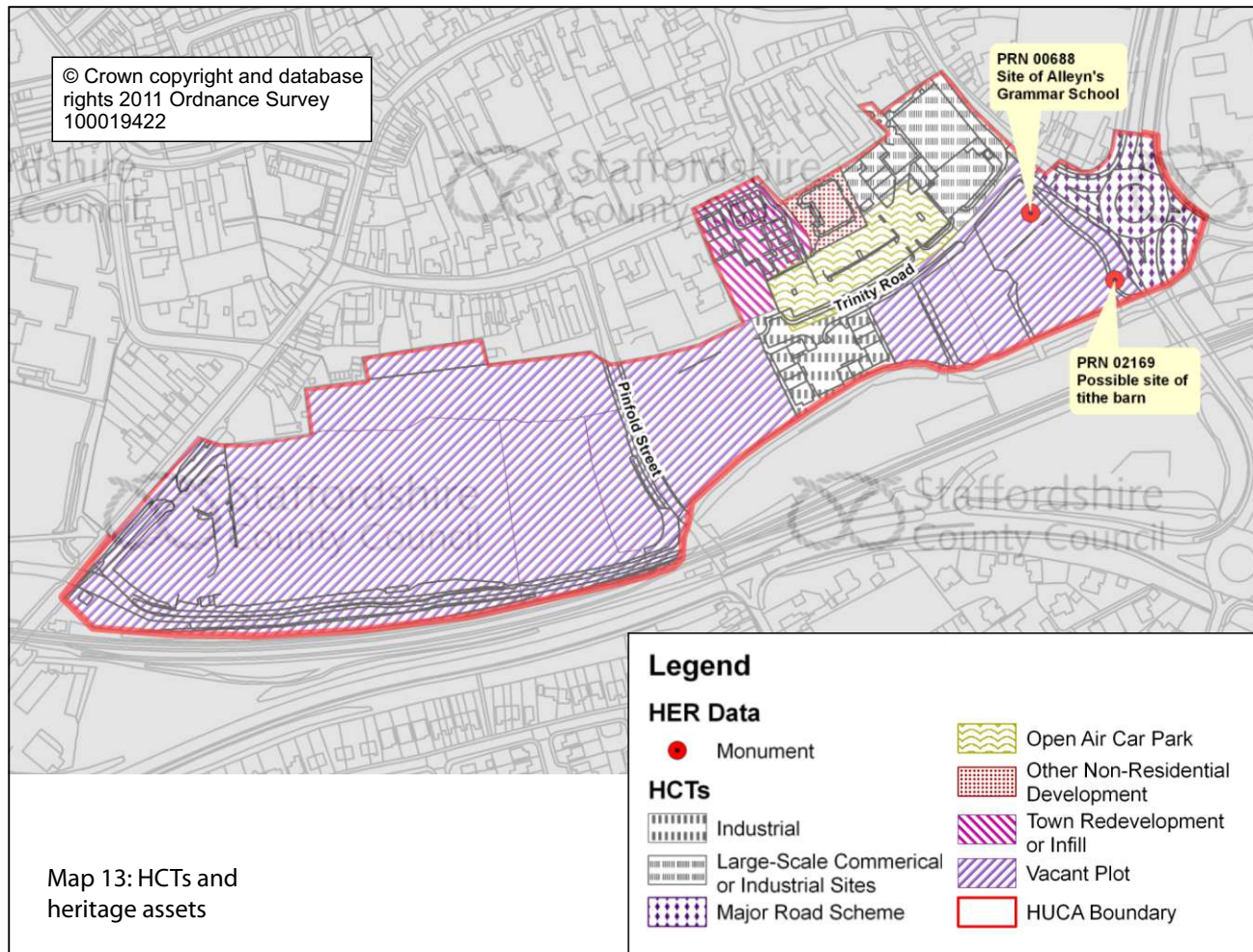
Table 2: Assessment of Heritage values

*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: Pinfold Street and Trinity Road, Uttoxeter



4.1.1 Statement of heritage significance and built character

The HUCA has seen considerable change during the late 20th and early 21st century with the majority of the few buildings that are present dating to this period (cf. map 13). The HCT 'Town Redevelopment or Infill' on this map represents small-scale late 20th century housing development, whilst 'Other Non-Residential Development' represents a health centre, although the building appears to be mid 20th century in date and may relate to the earlier use of the site (see below). The buildings lying within HCTs 'Industrial' and 'Large-Scale Commercial or Industrial Sites' on map 13 are mostly retail or small industrial units.

There are large areas of undeveloped land which are represented on map 13 by HCTs 'Vacant Plot' and 'Open Air Car Park'. This land had formerly been industrial in nature and included the site of the late 19th century Leighton Iron Foundry, part of Bamford's Limited (cf. 2.6.3.4), and by the 1970s formed part of the JCB works (cf. 2.7.3.2). Plate 6 shows how much of the HUCA was covered by the Leighton Works by the late 19th century²²⁵. The building currently in use as a health centre probably dates to the 1950s and its location adjacent to Bamford's Ltd may suggest that it formed part of this complex possibly having been built as offices.

The northern section of the HUCA, lying off Balance Street and what had been Spicel Street (cf. plate 6) formed part of the medieval town where burgage plots had been laid out (cf. map 5). Settlement also existed on either side of Pinfold Street, which may have been of at least post medieval date. The original site of Alleyne's Grammar School, dating to the 17th century, also lay within this HUCA on the western side of Bridge Street (cf, map 13). The remainder of the HUCA, to the south nearest Picknal Brook, had formed part of a field system until the late 19th century.

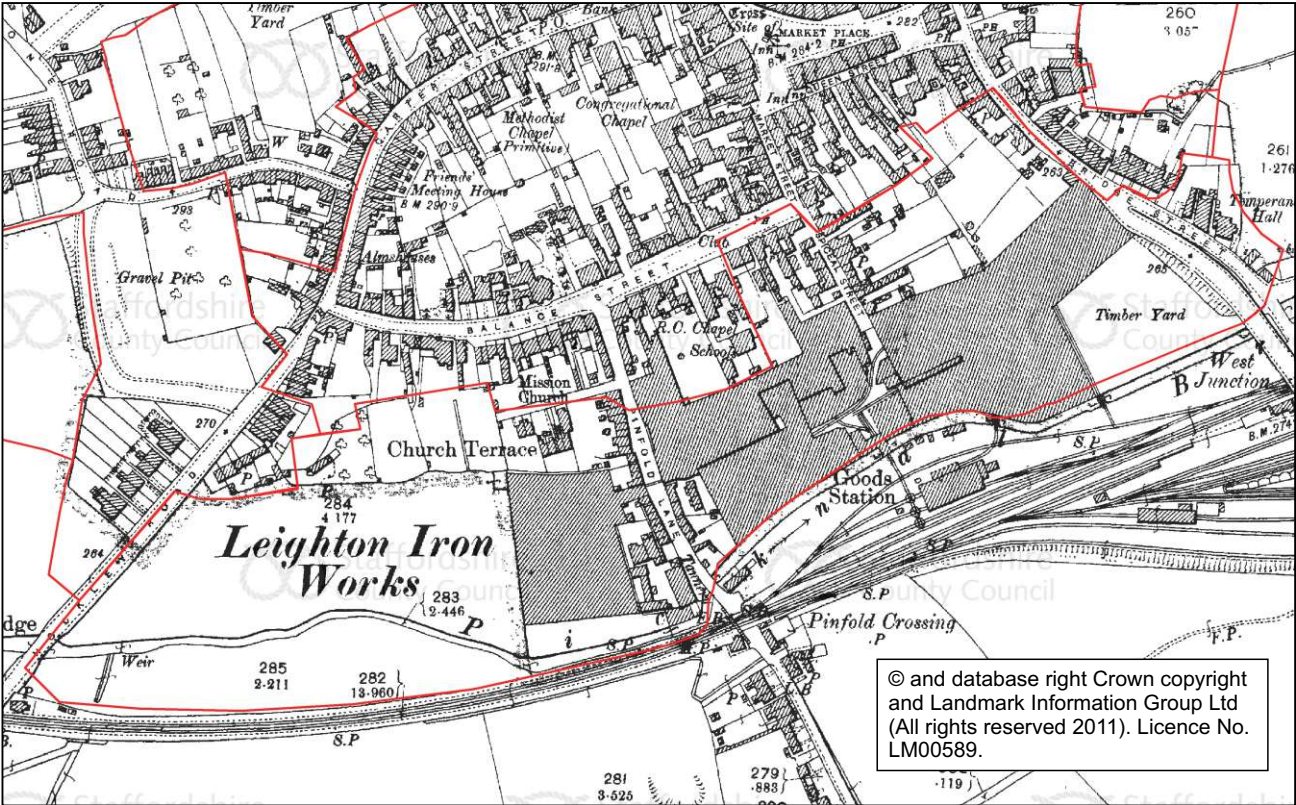


Plate 6: Second Edition 25" OS map

4.1.2 Heritage values

<p>Evidential value: There is the potential for below ground archaeological remains to survive in the northern portion of the HUCA relating to medieval settlement and possibly the site of the grammar school. However, subsequent development, including the expansion of the iron works, may have impacted upon these remains. There is also the potential for below ground archaeological remains to survive relating to the development of the iron works from the late 19th century onwards.</p>	<p>Medium</p>
<p>Historical value: There are few legible heritage assets within the HUCA, although the health centre was probably formerly mid 20th century offices associated with Bamford's Ltd. If this is the case then it is the sole survivor of the buildings that once existed on this site.</p>	<p>Low</p>

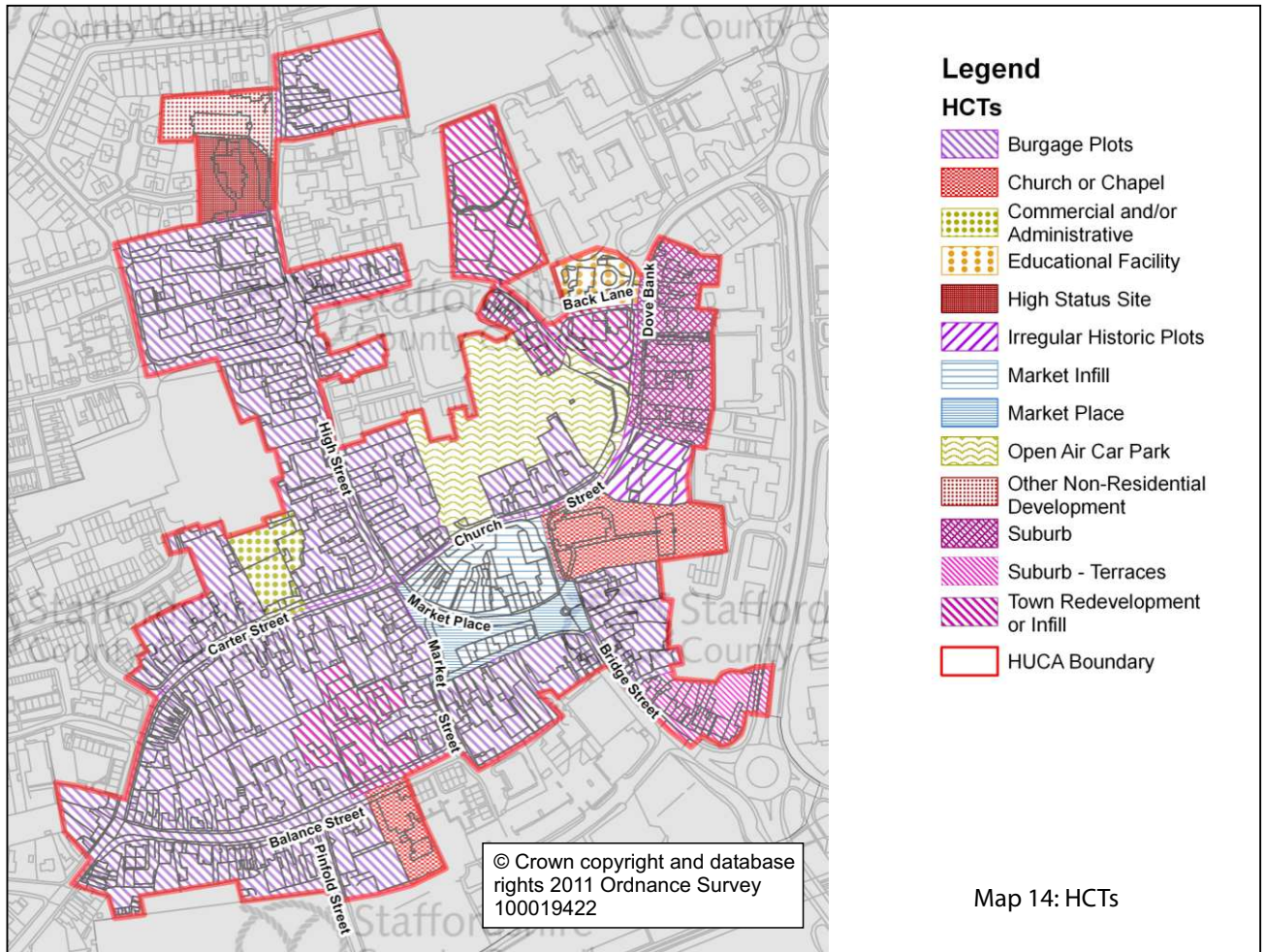
Aesthetic value: The HUCA has seen considerable alteration during the late 20th century, although parts of it lie adjacent (and even within) the Uttoxeter Conservation Area.	Low
Communal value: From a heritage perspective there is little of value.	Low

4.1.3 Recommendations

The heritage significance and values has highlighted the potential for surviving below ground archaeological deposits.

- ◆ 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 NPPF²²⁶.
- ◆ Where alterations or changes are proposed which may impact upon the setting of the Uttoxeter Conservation Area applicants should discuss these implications with East Staffordshire District Council in the first instance. Designated heritage asses and their settings are covered under para. 132 of NPPF²²⁷.

4.2 HUCA 2: Historic Core



4.2.1 Statement of heritage significance

The HUCA represents the core of the medieval town probably planned in the mid 13th century (cf. 2.4.3.2). The main elements of the medieval planned town survive within the extant townscape and comprise the market place, church and burgage plots. The town may have been laid out upon an existing settlement pattern, which may have influenced the extant street pattern (cf. 2.3.2). The medieval town extended beyond this HUCA (cf. HUCA 1 and HUCA 3).

The market place was laid out as the heart of the town, lying immediately outside the church gate. It was originally a large square market place, although some of the original area has been lost due to subsequent infilling, probably in the medieval or post medieval period (cf. HCTs 'Market Place' and 'Market Infill' on map 14). A market cross is recorded within the market place on Lightfoot's map (1658), which may have had medieval origins, although no trace of the structure survives²²⁸. The remains of a high status late medieval building were discovered within an extant structure at 25 Market Place (cf. 4.2.4; map 15)²²⁹. Its location may suggest that the infilling on the southern side of the Market Place (cf. HCT 'Market Infill' on HUCA 1 map) post dates the 15th century as such a high status property is likely to have originally been built to take

full advantage of its location.

In the 16th century Uttoxeter was said to have been well-established with 127 burgage plots²³⁰. Map 6 and map 14 identify that the burgage plots were located around the market place and along all of the historic streets within the town. Many of the property boundaries identified on the first edition 25" OS map, and which may have medieval origins, are extant within the town at this time. However, much of the extant pattern probably owes its origin to the post medieval period when certain properties were amalgamated and others sub-divided (cf. 2.5.3.2). Two possible burgage plot boundaries were observed during an archaeological evaluation to the rear of Bridge Street (cf. HUCA 3)²³¹. Both of these linear features were aligned at right angles to the street although only one produced any dating evidence; pottery sherds dating to the late 12th to early 13th century (or possibly earlier). This may suggest that some of the burgage plots had been laid out in advance and possibly in anticipation of the granting of the borough charter in 1252.

Further archaeological evidence for medieval (14th/15th century) and later activity was identified during a watching brief to the rear of 48-50 High Street which comprised medieval pottery and a pit containing mid 13th to 14th century pottery sherds²³². The later activity included evidence for an 18th century property boundary which appeared to be the continuation of one which existed by at least the mid 17th century. Evidence of hooks and horns from this site suggests that it may have been used by a butcher from at least the 18th century.

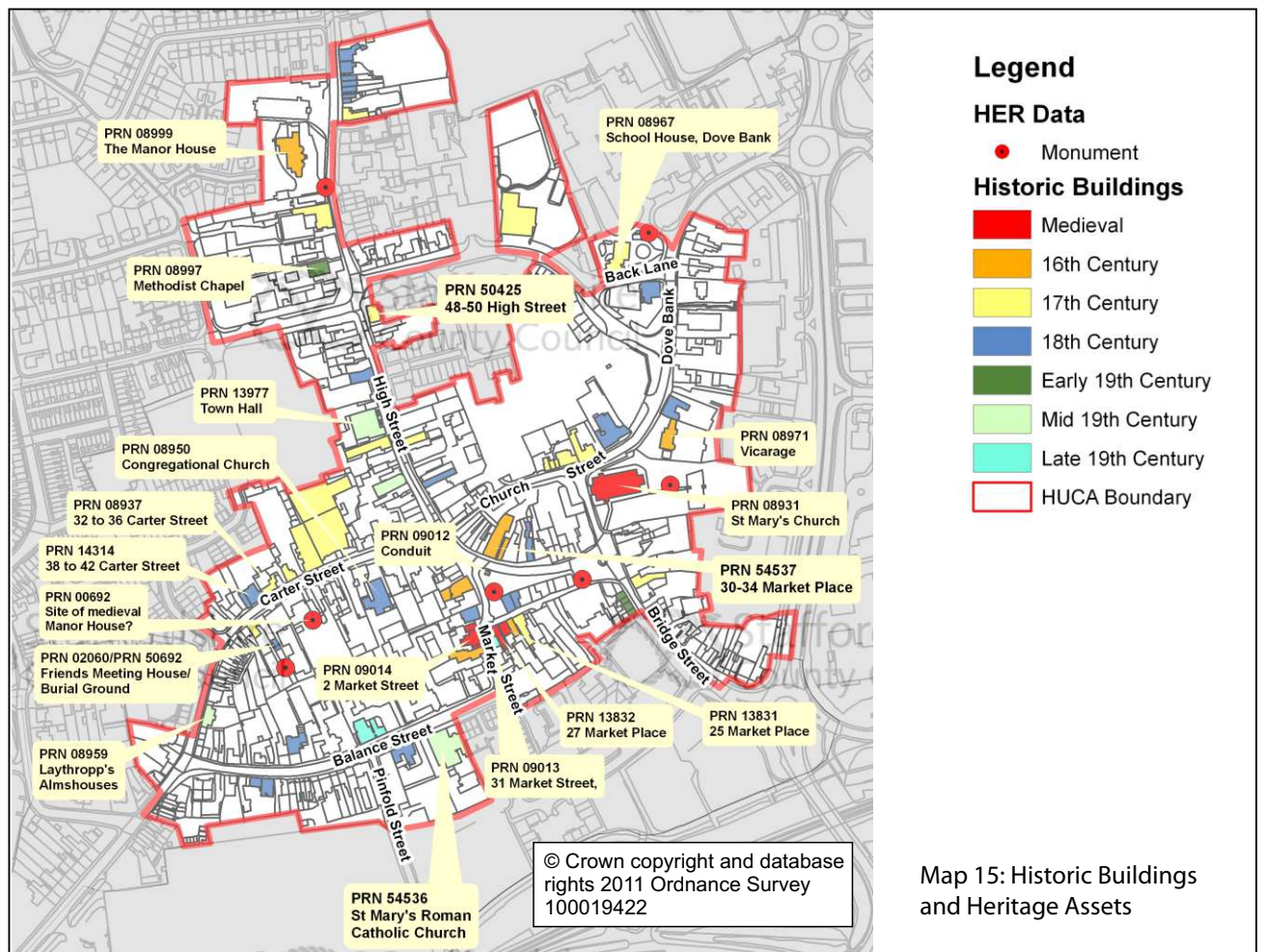
Three high status domestic sites have been identified within Uttoxeter; all of which may have medieval origins (2.4.3.3). Redfern, writing in the late 19th century, claimed that a medieval manor house survived on Carter Street almost opposite the White Hart Hotel,

although a site visit carried out in 1959 noted only 'modern' buildings in the vicinity²³³. Redfern describes it as having two gables facing onto the street and one to the east²³⁴. Little further history is known of this property other than that it had been used as a school during the 19th century²³⁵. The other two sites lay on the periphery of the town, perhaps suggesting that they had been established at a later point in the medieval period. What is known as "The Manor House" on the High Street to the north of the HUCA is a Grade II* listed building whose core is described as probably 16th century or earlier (cf. 4.2.2)²³⁶. This property still stands in its own grounds, although the historic maps reveal that some encroachment onto its lands has occurred to the north with the construction of the cinema (since converted to a church) in the mid 20th century.

The earliest origins of St Mary's Church are currently unclear, but appears to pre-date the borough charter (1252) despite the fact that the earliest extant fabric is 14th century in date (cf. 2.4.7.1). It is possible that this 14th century date represents the wholesale rebuilding of a parish church designed to reflect the growing wealth and aspirations of Uttoxeter as a market town.

4.2.2 Built Character

The HUCA lies within the Uttoxeter Conservation Area designated in 1970, which identifies the importance of the historic character of town centre (cf. map 12)²³⁷. There are 54 listed buildings within the HUCA, of which four are of Grade II* status (the remainder are Grade II). Several of these buildings have been identified as either having or potentially having medieval origins.



Map 15: Historic Buildings and Heritage Assets

The Grade II* St Mary's Church is a sandstone built structure primarily of 19th century date (by the architect James Trubshaw), but the earliest surviving fabric is the tower and spire both of 14th century date²³⁸. The earliest identified domestic architecture is mostly located on the western and southern sides of the Market Place (map 15) where early properties are located whose origins have been dated to between the late 14th century and 17th century. All of these buildings have some visible timber framing, but mostly in side elevations or to the rear, with the exception of 2 Market Street, whose frontage is also timber-framed (plate 1). The remainder of these buildings were refaced in brick during the 19th century including the Grade II* 25 Market Place, which has been identified as one of the most important historic buildings in Uttoxeter²³⁹. The timber-framed and jettied front appears to have been removed and replaced in brick circa 1869. During these works the remains of an open aisled hall house, of probable late 14th century was identified with a 15th century wing attached to the west. Given the probable size of the medieval building it has been postulated that medieval work may also survive in the property adjacent, 27 Market Place.

The remaining early properties across the HUCA have mostly been identified as probably having 17th century origins, although three earlier buildings may survive (medieval and 16th Century on map 15). The majority of these properties have all been subsequently remodelled and very few retain their original frontages; these having been either replaced in brick or rendered. The

exception is one of three small cottages in Carter Street where the middle property retains external timber framing, although the two either side now have painted brick frontages²⁴⁰.

The Grade II* listed Manor House, on High Street, and the Grade II listed Vicarage in Church Street are both detached properties with at least 16th century origins, although both have subsequently been altered. They are both notable for the presence of priest holes located in the chimney stacks²⁴¹.

There are 19 listed buildings across the town which are identified as being of 18th century date; the majority dating to later in the century. These comprise a mix of two and three storey town houses mostly of red brick, although a few are painted or rendered (cf. HUCA 1 buildings map). To the east of the town there are four detached gentlemen's houses of 17th and 18th century date all built of red brick. These include the 'School House' which now forms part of Thomas Alleyne's High School (cf. HUCA 3), which dates to the 17th century with a red brick frontage of 18th century date²⁴². A number of 19th century buildings have also been recognised for their contribution to the history and character of the townscape through the listing process. These include a Grade II listed late 19th century property standing on the corner of Market Place and Market Street with an elaborate stone façade (plate 3)²⁴³. In Carter Street the sole surviving almshouses, Laythropp's Almshouses, were rebuilt in the red brick in 1849 in a 17th century style²⁴⁴.

Across the HUCA there are many other undesignated historic buildings which contribute to the historic character of the town. These comprise a mix of architectural styles and periods. Redfern, writing in the late 19th century, states that "almost within memory were all but entirely of the timber

frame class...in most cases the gable ends came to the street...modern improvements, however, have swept away these primitive residences..."²⁴⁵ This perhaps indicates that the majority of the remaining unlisted historic buildings are principally of 19th century date, but the sweeping away may in reality have been as much a covering up and re-modelling of the earlier buildings and earlier architectural fragments may therefore survive encased within these later structures. This has been shown during archaeological building recording at 48-50 High Street and 30-34 Market Place. At the former an early to mid 19th century red brick property was shown to have originally been built in the 17th century where timber framing with wattle and daub infill was discovered internally²⁴⁶. At the Market Place the building recording found probable 17th century timber framing surviving to the rear of no. 32, whose frontage had probably also originally been timber framed. The construction of the remainder of 30-34 Market Place dated from the mid to late 19th century²⁴⁷.

Non-domestic architecture in the HUCA, both listed and unlisted, includes four religious buildings, the town hall and the conduit in the Market Place. There are two Grade II listed non-conformist chapels standing in Carter Street. The earliest is the Friends Meeting House, a small single storey brick building dating to the first half of the 18th century²⁴⁸. The larger red brick Congregational Chapel dates to the late 18th or early 19th century and is also Grade II listed²⁴⁹. One non-conformist chapel stands to the north of the HUCA on High Street; a Grade II Listed Methodist Chapel, built in 1812, also of red brick²⁵⁰. The large Catholic Church in Balance Street dates to 1839, by Pugin, although with later 19th and early 20th century additions (cf. 2.6.6.4)²⁵¹.

Civic pride in the 19th century led to the construction of the town hall on High Street in 1854²⁵². This large, red brick, building was built in the classical style and was designed to accommodate a Savings Bank, Police Office, Council Chamber and Library for the Literary Institute as well as an assembly hall. The early 19th century conduit standing in the Market Place, also in a classical style, is one of the few stone structures in the town²⁵³.

The Thomas Alleyne Grammar School relocated to Dove Bank in the mid 19th century (cf. 2.6.6.4). The headmaster was housed in an existing gentleman's house (see above) and a school was built in 1895 to the south of red brick and in an Elizabethan style (plate 7; cf. HUCA 3 for later history of the school)²⁵⁴.

Historical associations have been established with two of the Listed buildings within the HUCA. The Manor House on High Street is recorded by a plaque as being the birthplace of Admiral Alan Gardener, later Baron Gardener (1742 – 1809) a respected officer in the Royal Navy and later an MP for Plymouth and Westminster. A plaque on the cottages in Carter Street record that it was the residence of Francis Redfern "The Historian of Uttoxeter" (1823-1875)²⁵⁵. The latter is currently (2011) the location of the Uttoxeter Heritage Centre.



Plate 7: The Grammar School

4.2.3 Heritage values

<p>Evidential value: The documentary and previous archaeological interventions have shown that there is a high potential for below ground archaeology to survive relating in particular to medieval and post medieval settlement activity. Extant historic buildings also have the potential to retain earlier fabric relating to their origins and function and so may further inform our understanding of the development of the town.</p>	<p>High</p>
<p>Historical value: Heritage assets are highly legible within the character area and include the medieval street pattern, burgage plots and the relationship between the market place and the church. The historic buildings in particular, both listed and unlisted, enable an understanding of the development of the town and its social and economic aspirations and fortunes to be read within the townscape</p>	<p>High</p>
<p>Aesthetic value: The integrity of the historic character is particularly well preserved within the HUCA in the form of historic buildings, which reveal piecemeal development and re-building from the late medieval period onwards, as well as the burgage plots and the street pattern. The historic environment contributes strongly to the aesthetics of the HUCA and this is complemented by the designation of the Uttoxeter Conservation Area (039) and the 54 Listed buildings and structures. Change within the HUCA should therefore seek to contribute to the sustainable regeneration of the town for the benefit of the local community and for sustainable tourism.</p>	<p>High</p>
<p>Communal value: 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 HUCA also includes a Heritage Centre located in Grade II listed cottages in Carter Street. This facility enables the community and visitors to connect with the town's heritage. The experience and understanding of Uttoxeter's heritage could be promoted to the community and visitors' through interpretation and contributes to heritage-led sustainable tourism.</p>	<p>High</p>

4.4.4 Recommendations

The heritage significance and values have recognised the importance of this HUCA to not only an understanding of Uttoxeter history, but also the sense of place and for the tourism opportunities which it presents.

- ◆ 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)²⁵⁶.

²⁵⁶ Department for Communities and Local Government 2012. Web: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf>

²⁵⁷ Ibid.

²⁵⁸ English Heritage HELM web <http://www.helm.org.uk/upload/pdf/local-listing-guide.pdf>

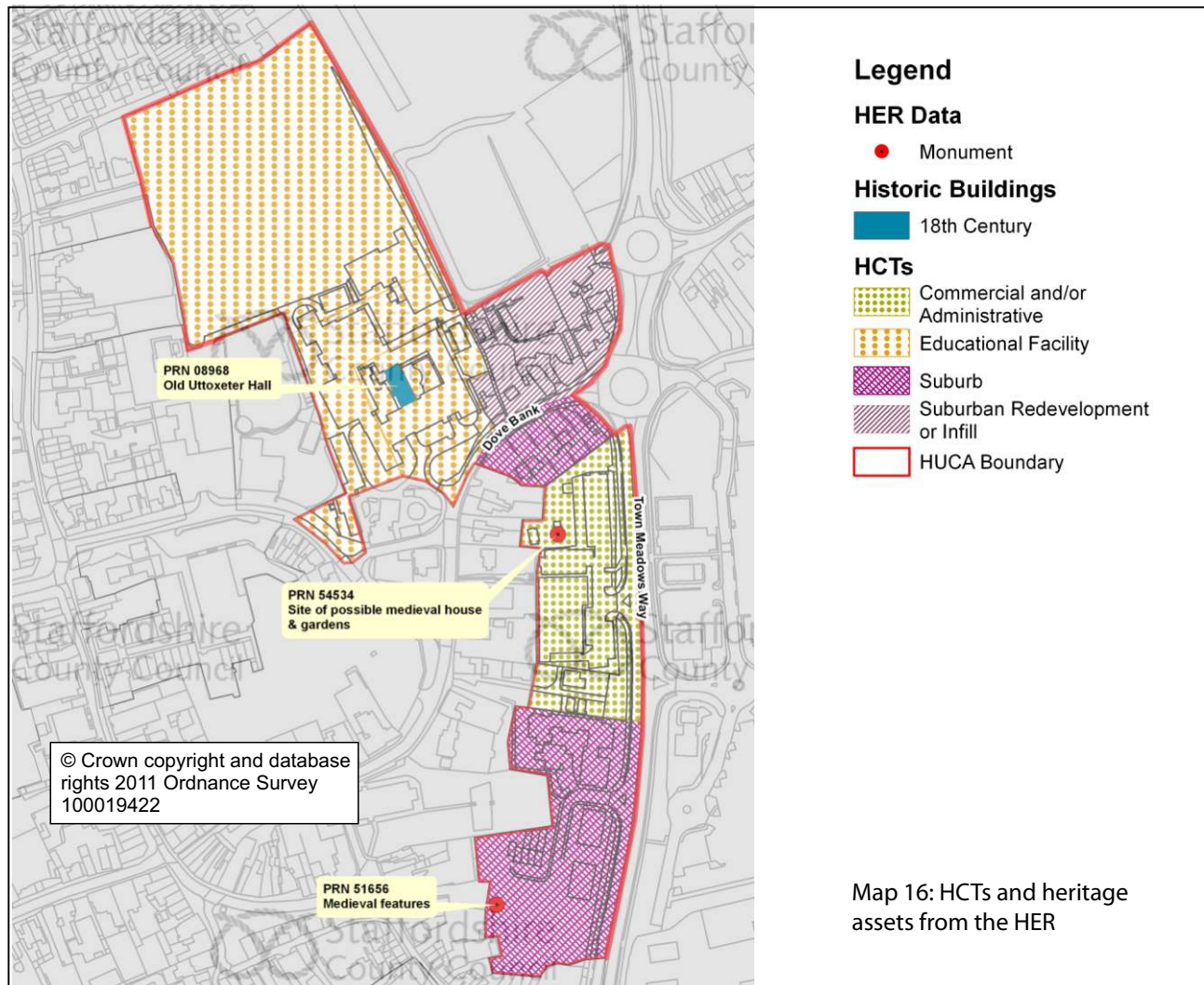
²⁵⁹ Department for Communities and Local Government 2012. Web: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf>

²⁶⁰ Ibid.

- ◆ 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)²⁵⁶.
- ◆ The sympathetic restoration or enhancement of the historic buildings, both Listed and unlisted, would strengthen the historic character and the quality of the wider townscape and the Conservation Area for the benefit of this and future generations (Bullet Point 10 of para 17 (Core planning principles) also paras. 126 and 131 of NPPF)²⁵⁷. 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 Listing: Identifying and Managing Significant Local Heritage Assets' (2011)²⁵⁸.
- ◆ There are numerous designated heritage assets within the HUCA. Where alterations or changes are proposed to the buildings, whether Listed or not, within the Conservation Area the applicant should refer consult with East Staffordshire District Council planning office in the first instance. Any works on or within the vicinity of the Grade II* Listed Buildings should consult English Heritage at the pre-planning stage. All of the designated heritage assets and their settings are covered under para. 132 of NPPF²⁵⁹.
- ◆ Change within the HUCA should be sympathetic to its historic character whether addressing infill development or the restoration of the historic buildings. In particular the promotion of the re-use of historic buildings to contribute to sustainable development is recommended (paras. 126 and 131 of NPPF). High quality design which is sympathetic to the historic built fabric is the key to retaining the local character of the area as identified in Bullet Point 4 of para. 17 (Core planning principles) and Bullet Point 4 of para. 58 in NPPF.
- ◆ There is a high potential for below ground archaeological deposits to survive across the entire HUCA, which has been shown by the limited archaeological works that have been carried out to date (October 2011). There is also a particularly high potential for the 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 NPPF²⁶⁰.
- ◆ 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 District Council planning office. 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' document²⁶¹.

²⁶¹ English Heritage HELM web: <http://www.helm.org.uk/server/show/nav.19643>
Staffordshire County Council. 2011. Web:
[http://www.staffordshire.gov.uk/environment/eLand/HistoricEnvironment/
BuiltEnvironment/ConservationintheHighwayGuidanceDocument2011.pdf](http://www.staffordshire.gov.uk/environment/eLand/HistoricEnvironment/BuiltEnvironment/ConservationintheHighwayGuidanceDocument2011.pdf)

4.3 HUCA 3: Town Meadows Way and Thomas Alleyne School



4.3.1 Statement of heritage significance and built character

The historic character of the HUCA is dominated by 20th and early 21st century development, although at least one historic building survives. This building is the Grade II listed 'Old Uttoxeter Hall' which was built in the late 18th century as a detached gentleman's house on the eastern edge of the town²⁶². In the early 20th century it was absorbed into the expansion of the Thomas Alleyne Grammar School which had moved to a site to the south during the mid 19th century (cf. HUCA 2). The school continued to expand over the course of the 20th century and its buildings and playing field dominate the northern half of the HUCA (cf. HCT 'Education Facility' on map 16).

The remainder of the HUCA largely comprises housing development; the earliest of these are the properties lining Dove Bank (HCTs 'Suburb' and 'Suburban Redevelopment or Infill' on map 16) which were constructed over the course of the late 20th century. Early 21st century development within the HUCA dominates the southern portion of the HUCA and comprises a small supermarket and four storey apartment blocks (HCTs 'Commercial and/or Administrative' and

'Suburb' on map 16). These developments face onto the late 20th century ring road 'Dove House Way' which by-passes around the eastern side of the town.

Map 5 reveals that the western portion of the HUCA had formed part of the medieval planned town. Within the HUCA this largely comprises the backplots of the burgage plots which stood on Back Lane. It also identifies the location of a large property (shown on the map as HCT 'High Status Site') of probable medieval origin and associated with the Mynors' family (cf. 2.4.3.3). This lay on the eastern side of Dove Bank, but had been demolished by the early 19th century (cf. map 16)²⁶³.

Previous archaeological work to the rear of properties facing onto Dove Bank revealed evidence of medieval activity, including at least one burgage property boundary (cf. also HUCA 2)²⁶⁴.

To the north of Dove Bank (HCT 'Suburban Redevelopment or Infill' on map 16) one earlier red brick detached house survives, as does the red brick garden wall which extends along much of its frontage. To the rear of the wall redevelopment has occurred probably associated with the school to the north, and an apartment block was built on the corner of Dove Bank and Town Meadows Way in the early 21st century.

The remainder of the HUCA is shown on map 5 as probably having formed part of the open fields belonging to the town (cf. 2.4.6.2).

4.3.2 Heritage values

<p>Evidential value: There is the potential for below ground archaeological deposits to survive within the HUCA particularly relating to medieval settlement along Back Lane and possibly to the rear of properties standing (within HUCA 2) on the eastern side of Dove Bank. There is also the potential for the remains of the Mynors' residence, of probable medieval origin, to survive as below ground deposits. However, all of these locations may have been impacted to some degree by later development.</p>	<p>Medium</p>
<p>Historical value: The historic buildings on Dove Bank, including the Grade II listed 'Uttoxeter Old Hall' and the brick wall and alignment of Dove Bank comprise the legible heritage assets within the HUCA. The remainder have been either lost to development (cf. HCT 'Suburban Redevelopment or Infill' on map 16) or had comprised open fields. The Thomas Alleyne School has a historical link to the Grammar School which was established in the 17th century.</p>	<p>Medium</p>
<p>Aesthetic value: : The historic buildings and red brick walling to the north of Dove Bank contribute to the historic character of the HUCA. To the south the earlier character, which had comprised paddocks by the late 19th century, has largely been lost through development during the late 20th and early 21st century. The majority of the HUCA, however, lies within the Uttoxeter Conservation Area.</p>	<p>Medium</p>

Communal value: The heritage assets of the HUCA comprise private buildings, whose contribution to the historic character can only be appreciated from street level.

Low

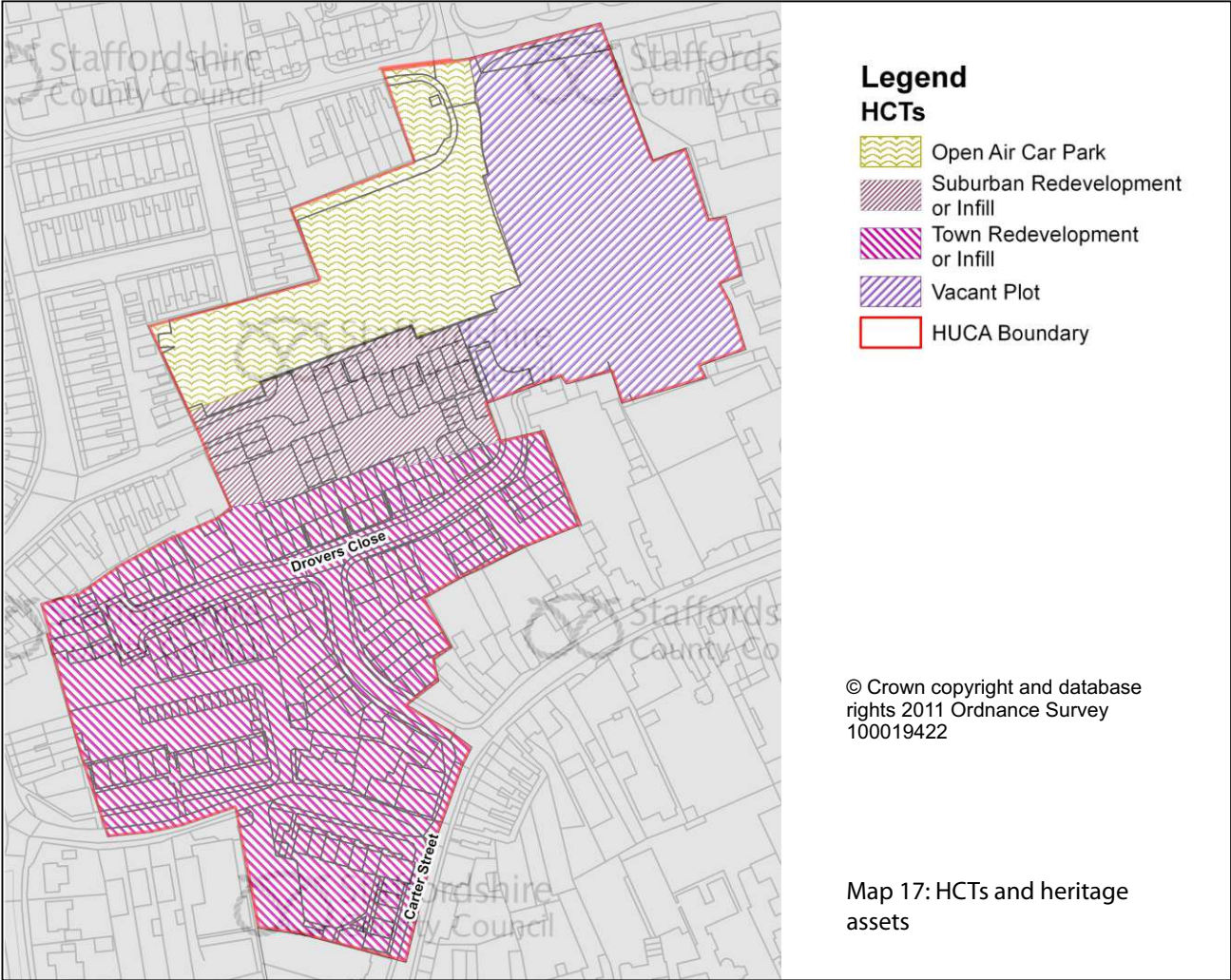
4.3.3 Recommendations

The assessment of the heritage significance and values has shown that there is a degree of heritage interest within the HUCA which relates to the history of the school and the Grade II listed building which now forms part of the complex. There is one other historic building standing on Dove Bank, as well as the red brick wall along its northern side which also contribute to the local historic character.

- ◆ The sympathetic restoration or enhancement of the historic buildings, both Listed and unlisted, would strengthen the historic character and the quality of the wider townscape for the benefit of this and future generations (Bullet Point 10 of para 17 (Core planning principles) also paras. 126 and 131 of NPPF)²⁶⁵. Locally important buildings should be considered for local listing in line with the recent English Heritage guidance document entitled 'Good Practice for Local Listing: Identifying and Managing Significant Local Heritage Assets' (2011)²⁶⁶.
- ◆ Where alterations or changes are proposed to the buildings, whether Listed or not, within the Conservation Area the applicant should consult with East Staffordshire District Council planning office in the first instance. All of the designated heritage assets and their settings are covered under para. 132 of NPPF²⁶⁷.
- ◆ There is the potential for below ground archaeological deposits to survive within specific areas of the HUCA. Where development may result in the loss of these heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance; this is supported in paras. 128 and 141 of NPPF²⁶⁸.
- ◆ 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 planning office. 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' document²⁶⁹.

²⁶⁹ English Heritage HELM web: <http://www.helm.org.uk/server/show/nav.19643>
Staffordshire County Council. 2011. Web:
<http://www.staffordshire.gov.uk/environment/eLand/HistoricEnvironment/BuiltEnvironment/ConservationintheHighwayGuidanceDocument2011.pdf>

4.4 HUCA 4: Rear of Carter Street



4.4.1 Statement of heritage significance and built character

The majority of the HUCA had formed the site of the cattle market, which was established in this area of the town during the 19th century (cf. map 9; 2.6.3.1). The cattle market was demolished in the early 21st century and the site cleared of all buildings; at present only the southern portion has been redeveloped for housing (HCT 'Suburban Redevelopment or Infill' on map 17). The remainder of the cattle market site is either awaiting redevelopment or has been used to form a car park (HCTs 'Vacant Plot' and 'Open Air Car Park' on map 17).

The earliest housing within the HUCA are the properties lying on Stone Road and Drovers Close, which were built in the late 20th century (cf. 'Town Redevelopment or Infill' on map 17). This area had formed part of the medieval planned town where burgage plots have been identified on historic maps (cf. map 5; 2.4.3.2). These medieval properties fronted onto Carter Street, where early buildings still survive (cf. HUCA 2).

The northern portion of the HUCA appears to have largely formed part of the open fields belonging to the town from the medieval period onwards (cf. 2.4.6.2). This may be the reason why archaeological evaluations carried out in this area following the demolition of the cattle market failed to identify any archaeological remains. However, there remains the potential for archaeological deposits to survive in the southern portion of the HUCA.

4.4.2 Heritage values

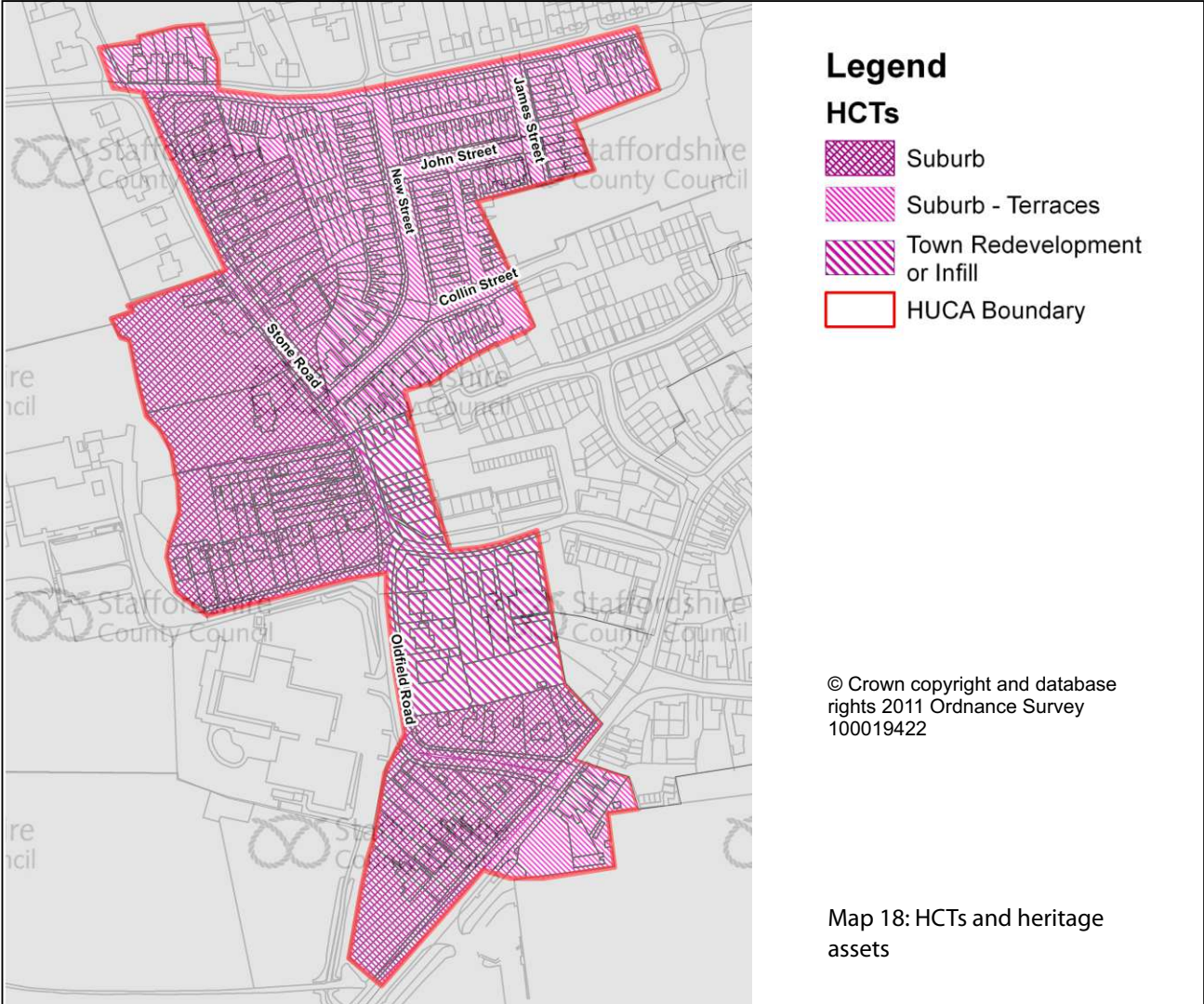
Evidential value: There is the potential for archaeological deposits associated with medieval and later settlement to survive within the HUCA in the area which would have formed the back plots (burgage plots) to properties lying in Carter Street. However, subsequent redevelopment of this area during the late 20th century may have impacted upon the survival of features	Medium
Historical value: There are no known legible heritage assets surviving within the HUCA.	Low
Aesthetic value: The HUCA has seen considerable alteration during the late 20th century, although parts of it lie adjacent (and even within) the Uttoxeter Conservation Area.	Low
Communal value: From a heritage perspective there is little of value.	Low

4.4.3 Recommendations

The heritage significance and values have highlighted the potential for surviving below ground archaeological deposits.

- ◆ 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 NPPF²⁷⁰.
- ◆ Where alterations or changes are proposed which may impact upon the setting of the Uttoxeter Conservation Area applicants should discuss these implications with East Staffordshire District Council planning office in the first instance. All of the designated heritage assets and their settings are covered under para. 132 of NPPF²⁷¹.

4.5 HUCA 5: Hockley Road and Stone Road



4.5.1 Statement of heritage significance and built character

The HUCA is dominated by late 19th century housing development constructed along Stone Road and Hockley Road (cf. map 18). The properties along these roads mostly comprise large detached and semi-detached houses. The HUCA also contains late 19th and early 20th century terraced houses the majority of which were constructed along short purpose-built streets such as John Street, New Street and Collin Street in the north east (cf. HCT 'Suburb – Terraces' on map 18). This estate was evidently being planned in the late 19th century, although no houses were depicted at the time of the Second Edition 25" OS map (circa 1900). It was built over an area used as a nursery in the late 19th century. These properties represent some of the earliest planned suburbs in Uttoxeter.

Later houses are located along Oldfield Road which was built in the early to mid 20th century.

The majority of the HUCA appears to have formed part of the open field system from the medieval period onwards (cf. map 5 and 2.4.6.2), but HCT 'Town Redevelopment or Infill' shown on map 18 marks an area which may have formed part of the medieval planned town. Burgage plots may be indicated in this area on historic maps (cf. 2.4.3.2 and map 5). Surviving archaeological deposits in this area may determine the origins and nature of earlier settlement.

4.5.2 Heritage values

<p>Evidential value: Below ground archaeological deposits may survive in those areas of the HUCA which have been identified as potentially forming part of the medieval planned town. Any surviving deposits in these areas have the potential to make a significant contribution to our understanding of the extent of the medieval town. However, their survival may have been impacted to an unknown degree by subsequent development. The remainder of the HUCA appears to have been in agricultural use until development began to occur during the late 19th century.</p>	<p>Medium</p>
<p>Historical value: The historic built environment dominates the character of the HUCA and largely comprises suburban development of late 19th and early 20th century date. The terraced houses are mostly associated with purpose built streets which also contribute to the legibility of the development of these historic suburbs. The architectural forms of the different building types reflect the social standing and aspirations of the original inhabitants of the HUCA in the surviving architectural forms.</p>	<p>High</p>
<p>Aesthetic value: The HUCA is characterised by early suburban development. The historic character of the HUCA makes a positive contribution to the local sense of place within the suburban areas of the town.</p>	<p>High</p>
<p>Communal value: The HUCA mostly comprises domestic dwellings and from a heritage perspective its value is low.</p>	<p>Low</p>

4.5.3 Recommendations

The heritage significance and values have identified the historic character of the HUCA as being dominated by late 19th to mid 20th century suburban expansion which has included the construction of new streets and reflects the social and economic status of the original inhabitants.

- ◆ The sympathetic restoration or enhancement of the historic buildings would strengthen the historic character and the quality of the wider townscape for the benefit of this and future generations (Bullet Point 10 of para 17 (Core planning principles) also paras. 126 and 131 of NPPF)²⁷². Historic buildings of particular local interest should be considered for a local list to

²⁷³ English Heritage HELM web <http://www.helm.org.uk/upload/pdf/local-listing-guide.pdf>

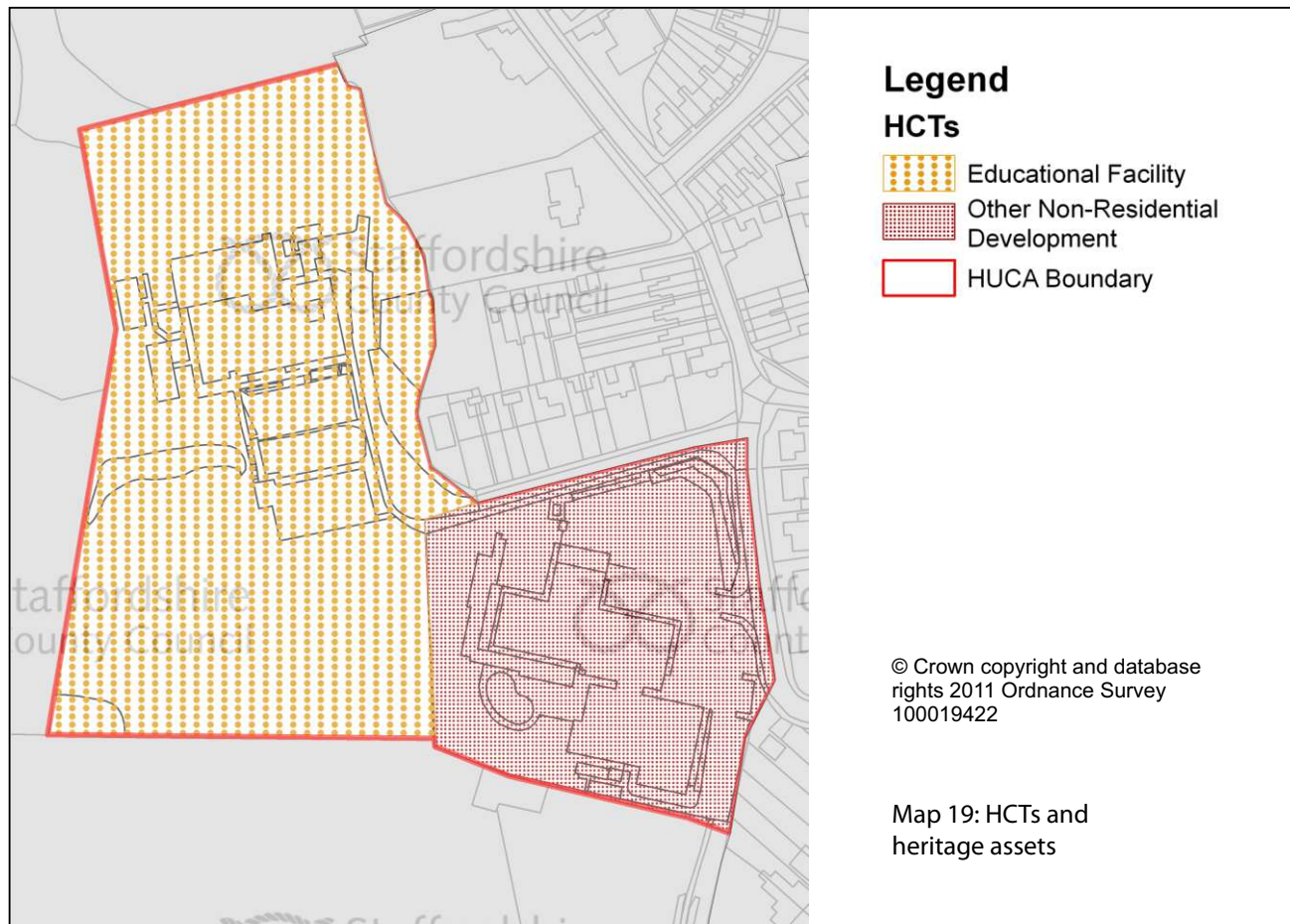
²⁷⁴ Department for Communities and Local Government 2012. Web: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf>

²⁷⁵ English Heritage HELM web: <http://www.helm.org.uk/server/show/nav.19643>
Staffordshire County Council. 2011. Web: <http://www.staffordshire.gov.uk/environment/eLand/HistoricEnvironment/BuiltEnvironment/ConservationintheHighwayGuidanceDocument2011.pdf>

ensure their contribution to a sense of place for the community and future generations in line with the recent English Heritage guidance document entitled 'Good Practice for Local Listing: Identifying and Managing Significant Local Heritage Assets' (2011)²⁷³.

- ◆ An appraisal of the historic character and architectural merit of this area is recommended to establish whether the future conservation of the area could be achieved through the creation a Conservation Area.
- ◆ 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 NPPF²⁷⁴.
- ◆ 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 planning office. 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' document²⁷⁵.

4.6 HUCA 6: Picknalls



4.6.1 Statement of heritage significance and built character

The HUCA is dominated by large buildings dating to the mid 20th century; Picknalls First School and the leisure centre (HCTs 'Educational Facility' and 'Other Non-Residential Development' on map 19).

Both buildings were built upon fields which appear to have formed part of the open fields belonging to the town from the medieval period onwards (cf. map 5 and 2.4.6.2).

4.6.2 Heritage values

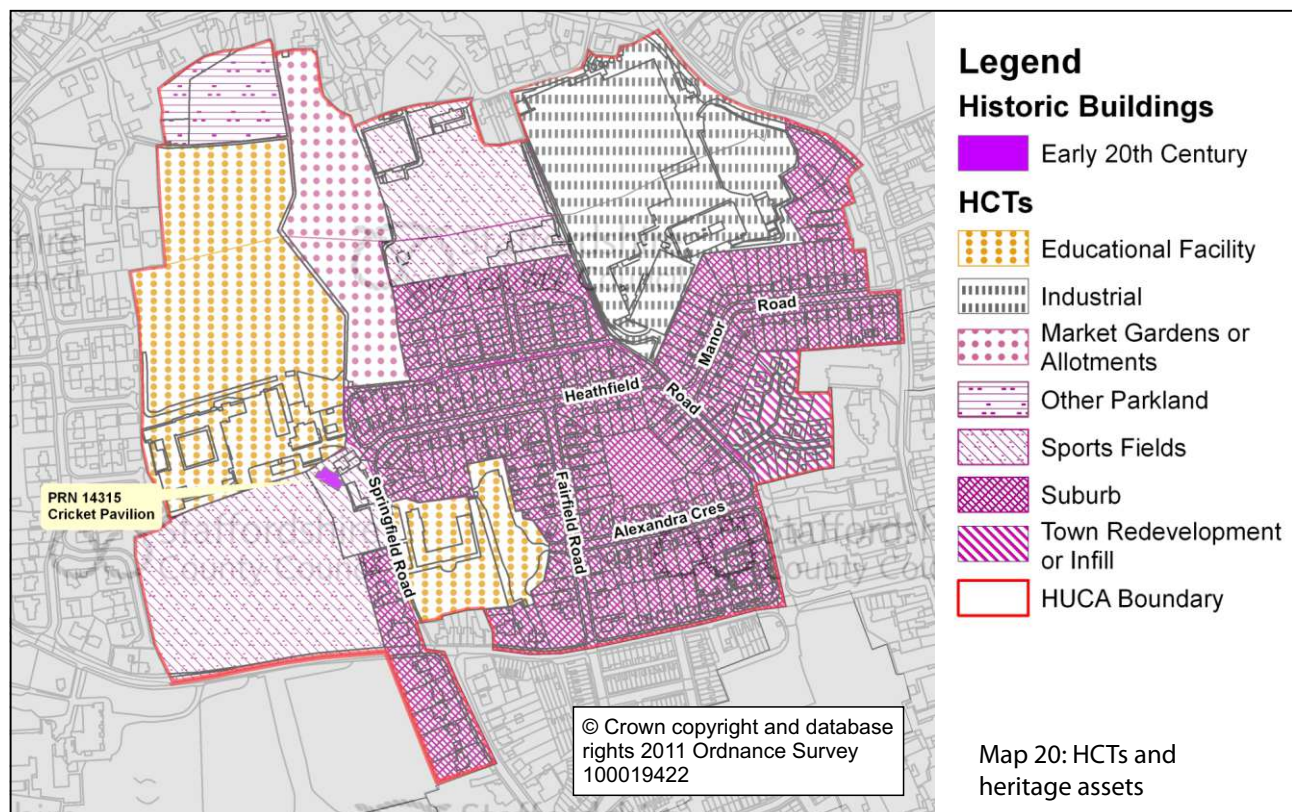
Evidential value: The two buildings were built upon a field pattern, whose agricultural origins date to at least the medieval period.	Low
Historical value: There are no known legible heritage assets surviving within the HUCA.	Low
Aesthetic value: The HUCA is dominated by large buildings of mid 20th century date.	Low
Communal value: : From a heritage perspective the value is minimal.	Low

4.6.3 Recommendations

No heritage assets have been currently identified 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 NPPF²⁷⁶.

4.7 HUCA 7: North of Smithfield Road



4.7.1 Statement of heritage significance and built character

The HUCA represents a period of expansion in Uttoxeter which occurred during the mid 20th century and may have been prompted by the construction of Elkes' biscuit factory (HCT 'Industrial' on map 20) in the late 1920s (cf. 2.7.3.2).

Housing development expanded to the south of the factory in the mid 20th century along purpose built roads: Manor Road, Heathfield Road, Alexandra Crescent and Fairfield Road (cf. map 10). There is a mix of housing types across these streets all of which stand in generous plots allowing the inhabitants their own gardens. Semi-detached houses and short terraces of four houses are the predominant housing-type along Manor Road and Heathfield Road. The majority are rendered and are set back off the road; many still retaining hedges and walls enclosing front gardens. There are a number of detached houses along Alexandra Crescent and the southern portion of Fairfield House. The difference in style may reflect the social composition of the original inhabitants perhaps reflecting the positions held in their working lives; particularly if this represents a suburb supported/financed by the biscuit factory. All of the houses within the HUCA clearly reflect a change in architectural philosophy which was influenced by the 'Garden City Movement' of the late 19th century/early 20th century²⁷⁷. The allotment gardens lying to the rear of properties standing in Heathfield Road, Alexander Crescent and Fairfield Road as well as the large area of allotments to the north of the HUCA (HCT 'Market Gardens or Allotments' on map 20) also reflect the principles of this architectural philosophy. The whole housing area contrasts with the earlier style of housing represented in HUCA 5 to the south.

Later housing, constructed in the late 20th century, forms infilling; houses have been built to the north of Heathfield Road and on the corner of Smithfield Road and Heathfield Road (cf. map 10).

The increase in population within this part of Uttoxeter from the mid 20th century onwards also led to the provision of associated services including the building of two contemporary schools: St Joseph's Catholic Primary School and Windsor Park C of E Middle School. Leisure activities were also catered for within the HUCA with three sports grounds/playing fields (HCT 'Sports Fields' on map 20). However, the earliest of these is the 'Oldfield Sports Ground' to the south west of the HUCA which was established in the early 20th century and whose cricket pavilion is a Grade II listed building dating to 1904²⁷⁸.

Prior to the housing expansion the entire HUCA was farmland, but the earlier history shows different origins for the field systems that were located here. Map 7 shows that the northern portion of the HUCA probably lay within the heath-land known as 'The Heath' which was not enclosed for farming until the late 18th century (cf. 2.4.6.2 and 2.6.3.3). However the southern portion of the HUCA had formed part of the medieval open field system belonging to the town, which was probably enclosed piecemeal in the post medieval period (cf. 2.4.6.2 and 2.5.5.1). HCT 'Town Redevelopment or Infill' on map 20 relates to the fact that these mid 20th century houses were built upon part of the land belonging to the property now known as the 'Manor House' (cf. HUCA 2). This property may have medieval origins and part of its original curtilage now lies within HUCA 7.

4.7.2 Heritage values

<p>Evidential value: Overall the development within the HUCA has been constructed upon fields and away from areas of known settlement. The exception is HCT 'Town Redevelopment or Infill' on HUCA 7 map where archaeological deposits associated with the possible medieval property now known as 'The Manor House' (HUCA 2) may survive. Such deposits could provide information concerning the origin and extent of this complex at an earlier period. However, the mid 20th century development on this site may have impacted upon the survival of archaeological deposits in this area.</p>	<p>Low</p>
<p>Historical value: The legible heritage assets comprise the range of mid 20th century suburban houses and the associated street pattern. This development is likely to be historically associated with the establishment of the extant factory the first phases of which were constructed in the 1920s. The architectural forms of the different building types, along with the associated allotments, schools and sports facilities, reflect the social and economic history of this mid 20th century suburb, which undoubtedly owes its form to the influence of the Garden City Movement. The built environment reflects the social standing and aspirations of the original inhabitants of the HUCA in the surviving architectural forms.</p>	<p>Medium</p>

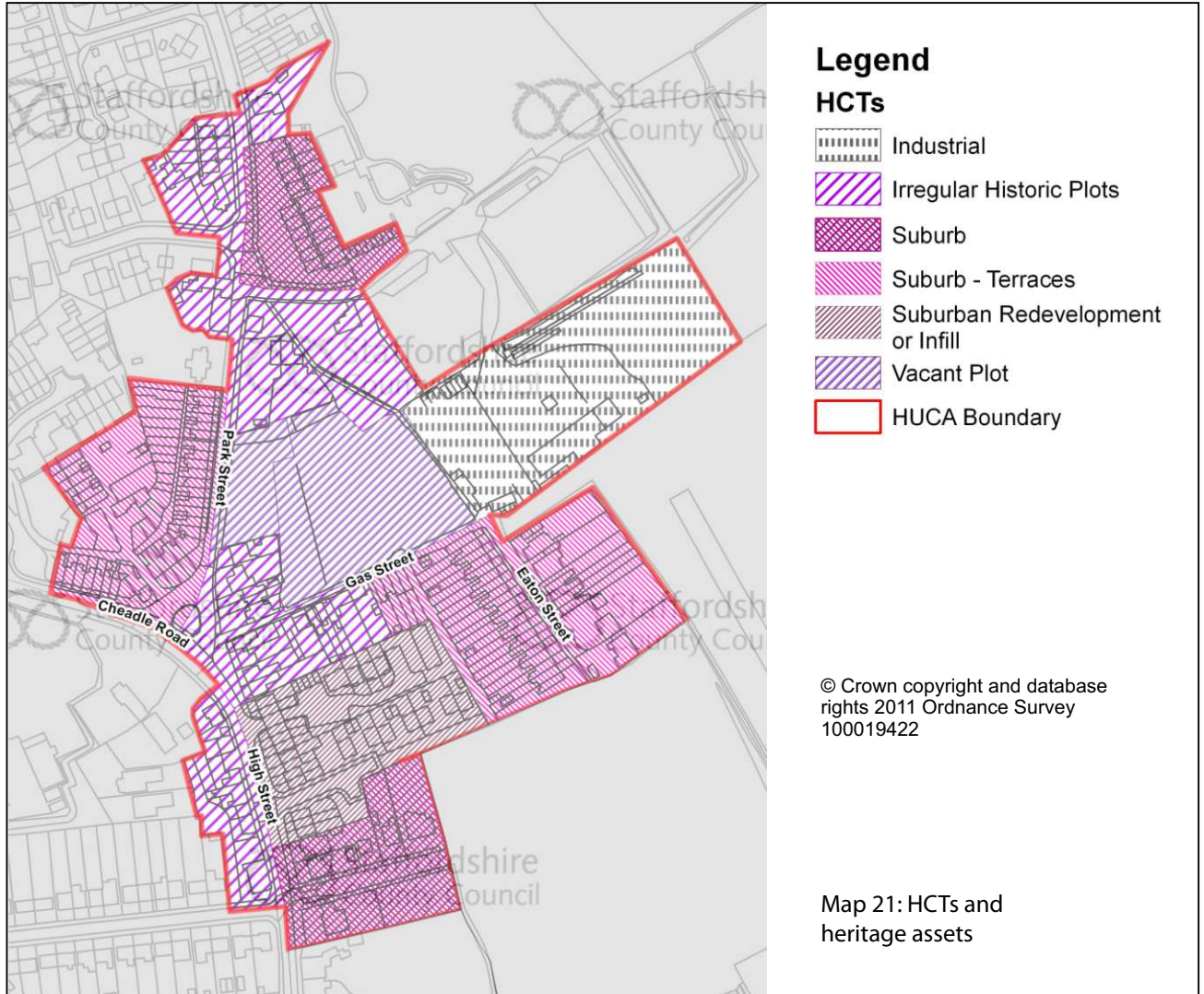
<p>Aesthetic value: The HUCA is characterised by suburban and industrial development of the mid 20th century, which is also associated with the contemporary schools and allotments. The Grade II listed cricket pavilion represents an earlier phase of development which centred upon leisure. The sports grounds and allotment gardens provide space within an otherwise built area. Overall the historic character of the HUCA makes a positive contribution to the local sense of place within the suburban areas of the town.</p>	<p>Medium</p>
<p>Communal value: The HUCA mostly comprises suburban development, although the sports grounds provide community engagement.</p>	<p>Low</p>

4.7.3 Recommendations

The heritage significance and values have identified the historic character of the HUCA as being dominated by mid 20th century suburban expansion which is probably associated with the development of Elkes' biscuit factory and reflects some of the aims of the late 19th/early 20th century development philosophy associated with the 'Garden City Movement'.

- ◆ 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 NPPF²⁷⁹.
- ◆ 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 planning office. 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' document²⁸⁰.

4.8 HUCA 8: Park Street and Park Place



4.8.1 Statement of heritage significance and built character

Map 21 reveals that the historic character is dominated by historic properties and fossilised plots. The earliest settlement in the HUCA is likely to have lain on the western side of High Street (HCT 'Irregular Historic Plots' on HUCA 8 map) and may have been established in the post medieval period as squatter settlement; some of the buildings exhibit probable 18th century origins (cf. 2.5.3.2)²⁸¹. Further 'Irregular Historic Plots' have been identified within the HUCA at the junction of Cheadle Road and Park Street (of probable mid 19th century origin) and further north along Park Street which may be earlier. The early piecemeal settlement in this area is likely to be associated with the construction of the canal and its wharf in the early 19th century which terminated approximately 140m north of the junction (Cheadle Road/Park Street) in HUCA 9²⁸². The built environment of these HCTs reflect their origins as unplanned, piecemeal development with a variety of housing types, architectural detailing and construction dates being represented. However, at present none of the properties have been closely dated. The street scene,

particularly along the western side of High Street, reveals a mix of two and three storey properties, single and double fronted of brick and render. There is the potential for earlier architectural fabric to survive within the extant structures.

Early planned development is also represented in the HUCA with the areas of terraced housing (HCT 'Suburb – Terraces on map 21). These red brick properties date to the late 19th century and, although they are all of two storeys, there is a differentiation in the architectural detail within the frontages. These subtle differences reveal the nature of the building industry of the period where individual builders would construct sections of terraced houses and stamp their own identity upon them.

Modern development can also be found within the HUCA; HCT 'Suburb' to the north along Park Street and HCT 'Suburban Redevelopment or Infill' on High Street which dates to the late 20th century. The latter was constructed upon areas of earlier settlement, of probable mid 19th century date.

4.8.2 Heritage values

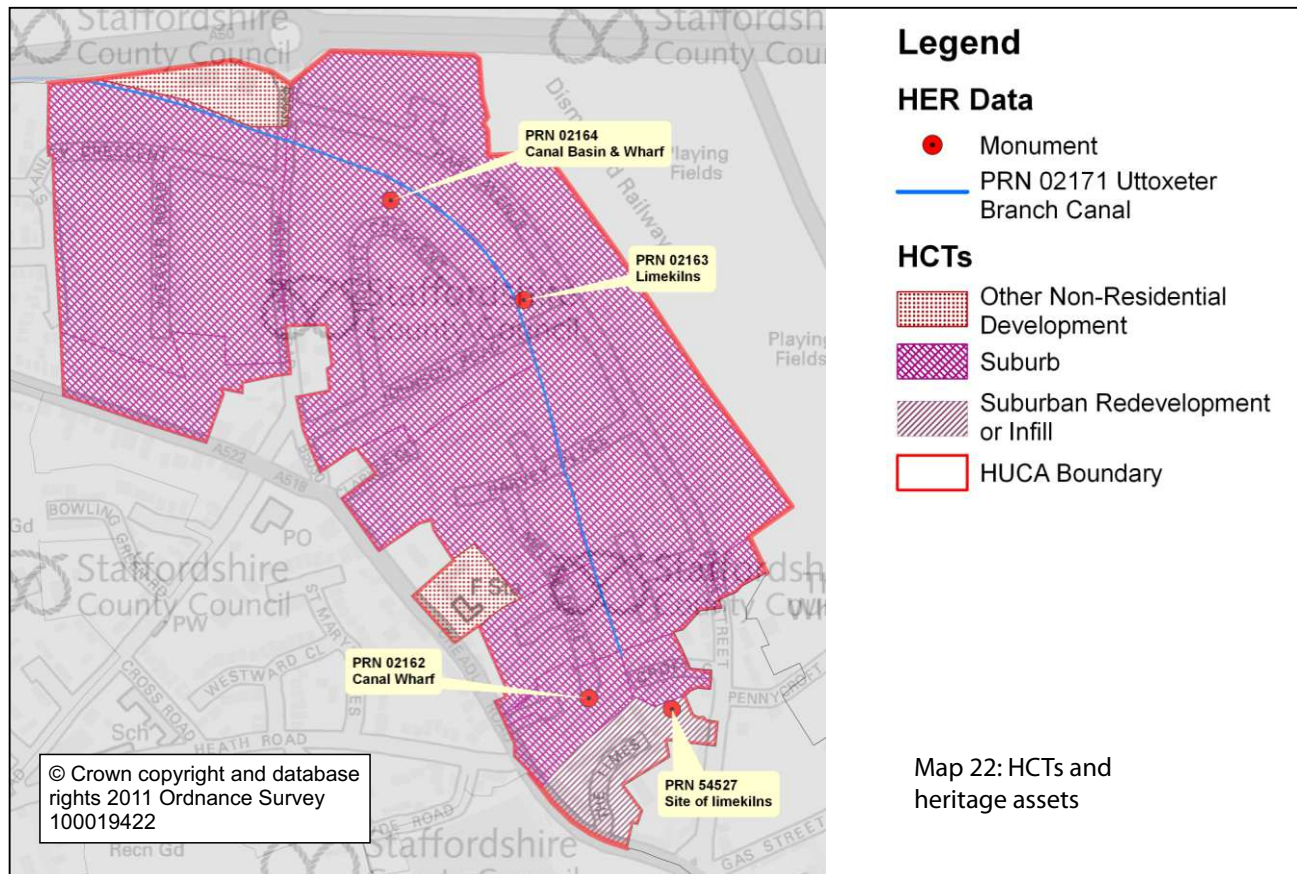
<p>Evidential value: There is the potential for the historic buildings within the HUCA, particularly along High Street and Park Street, to retain evidence of their origins, function and the nature of settlement. Archaeological deposits may also survive within these areas which may also enlighten our understanding of the nature of the settlement.</p>	<p>Medium</p>
<p>Historical value: The HUCA is dominated by historic buildings of at least 18th and 19th century date. The areas of irregular settlement probably represent unplanned development (or squatter development) which may in part have been responding to the construction of the canal wharf (cf. HUCA 9). This settlement pattern is associated with that of HUCA 10 which once dominated the landscape north of Uttoxeter. The terraced houses are associated with planned expansion at a later date.</p>	<p>High</p>
<p>Aesthetic value: The contrast between the piecemeal nature of development along High Street and Park Street against the terraced houses makes an important contribution to the sense of place within the HUCA. Some redevelopment has occurred, but the overall integrity of the historic character of this settlement can still be easily read within the townscape.</p>	<p>High</p>
<p>Communal value: The HUCA is predominantly domestic in nature. The importance of this area to an understanding of the social history of the town could be made accessible to the community and visitors through interpretation to augment potential sustainable tourism opportunities.</p>	<p>Low</p>

4.8.3 Recommendations

The heritage significance and values have identified the importance of these historic settlement areas to the local character of the townscape.

- ◆ 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)²⁸³.
- ◆ The sympathetic restoration or enhancement of the historic buildings, would strengthen the historic character and the quality of the wider townscape for the benefit of this and future generations (Bullet Point 10 of para 17 (Core planning principles) also paras. 126 and 131 of NPPF)²⁸⁴.
- ◆ Locally important buildings should be considered for local listing in line with the recent English Heritage guidance document entitled 'Good Practice for Local Listing: Identifying and Managing Significant Local Heritage Assets' (2011)²⁸⁵.
- ◆ Change within the HUCA should be sympathetic to its historic character whether addressing infill development or the restoration of the historic buildings. In particular the promotion of the re-use of historic buildings to contribute to sustainable development is recommended (paras. 126 and 131 of NPPF). High quality design which is sympathetic to the historic built fabric is the key to retaining the local character of the area as identified in Bullet Point 4 of para. 17 (Core planning principles) and Bullet Point 4 of para. 58 in NPPF.
- ◆ There is the potential for below ground archaeological deposits to survive associated with the nature and origins of the piecemeal settlement. There is also the potential for the historic buildings to retain important architectural elements which could inform their origins, development, function and role within the social and economic history of Uttoxeter.. 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 NPPF²⁸⁶.

4.9 HUCA 9: North of The Heath



4.9.1 Statement of heritage significance

The HUCA is dominated by suburban expansion, the majority of which was constructed during the mid 20th century (cf. map 10). Development is characterised by the dominance of semi-detached houses along long purpose-built roads. The houses in the southern portion were, however, built in the late 20th century and the development is characterised by a mix of building types located in short cul-de-sacs.

Map 9 reveals that the majority of these houses were built upon a field system which had its origins in the medieval period (cf. map 7 and 2.4.6.2). However, it also shows that the southern portion of the HUCA was dominated by areas of industrial activity, including a brick and tile works which existed by the late 19th century. It is likely that this industrial development originated in the early 19th century following the construction of the Uttoxeter Branch of the Caldon Canal, completed in 1811 (cf. map 22 and 2.6.7.2)²⁸⁷. Two canal wharfs were established within the HUCA (cf. map 22); that to the south forming the termination of the canal²⁸⁸. The limekilns also shown on this map were also probably established in the early 19th century²⁸⁹. The southern wharf and its industrial development are probably associated with the establishment of the extant piecemeal settlement which lies within HUCA 8. The canal and its wharf appear to have been largely infilled during the last two decades of the 19th century.

4.9.2 Heritage values

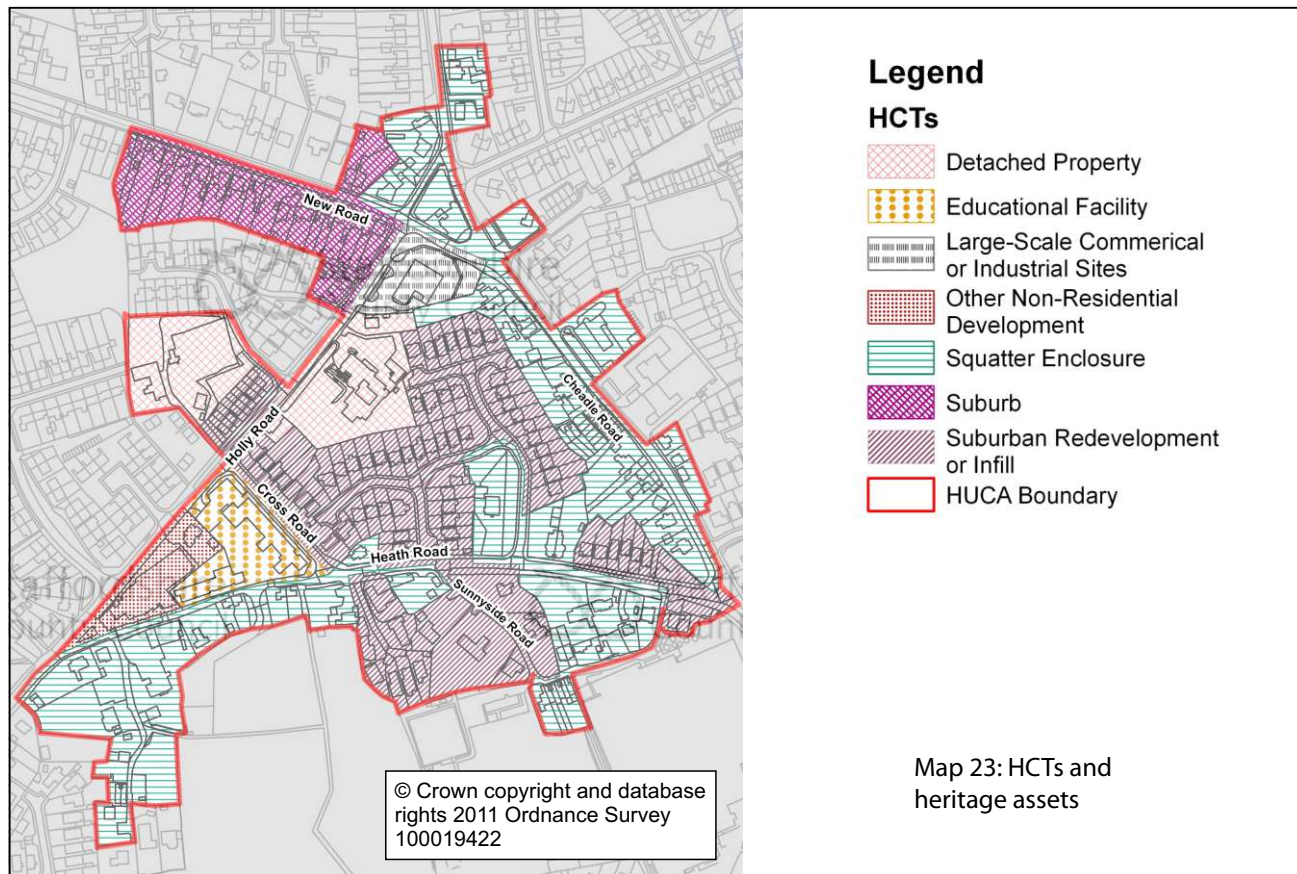
Evidential value: The majority of the HUCA had formed part of a field system since at least the medieval period. Archaeological deposits, associated with the canal and associated industrial activities, may survive. However, subsequent development may have removed much of this evidence.	Low
Historical value: There are no known legible heritage assets lying within the HUCA.	Low
Aesthetic value: The HUCA is dominated by suburban expansion of mid to late 20th century date	Low
Communal value: The HUCA mostly comprises domestic dwellings and from a heritage perspective its value is low.	Low

4.9.3 Recommendations

Overall the heritage values of the HUCA are low it being dominated by mid and late 20th century housing development.

- ◆ 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 NPPF²⁹⁰.

4.10 HUCA 10: The Heath



4.10.1 Statement of heritage significance and built character

The HUCA represents the core of Utttoxeter Heath, which documentary records suggest existed by at least the medieval period (cf. map 7 and 2.4.6.2). Squatter settlement is recorded on The Heath in the post medieval period, although its precise location and date of origin is currently unknown. This expanded during the 18th and 19th centuries (cf. 2.5.3.2 and 2.6.3.4). The extant squatter settlement depicted upon map 23 probably relates to the later phases and was probably encouraged by the enclosure of The Heath in the 1780s (cf. 2.6.4.1).

The properties identified within the areas of HCT 'Squatter Settlement' on map 23 have not been closely dated. The piecemeal nature of this settlement is reflected in the built form of the properties with red brick cottages scattered throughout the area (cf. plate 8). Some 20th century infilling has occurred between the earlier cottages in these areas.

The HCT 'Suburban Redevelopment or Infill' on map 23 reflects a greater intensity of infilling and the redevelopment of earlier squatter settlement. These late 20th century small housing estates largely inject a sense of planning and uniformity into this otherwise scattered settlement area. The exceptions are the late 20th century large detached properties constructed along Sunnyside Road on the southern side of Heath Road, which do reflect the earlier piecemeal pattern of development.

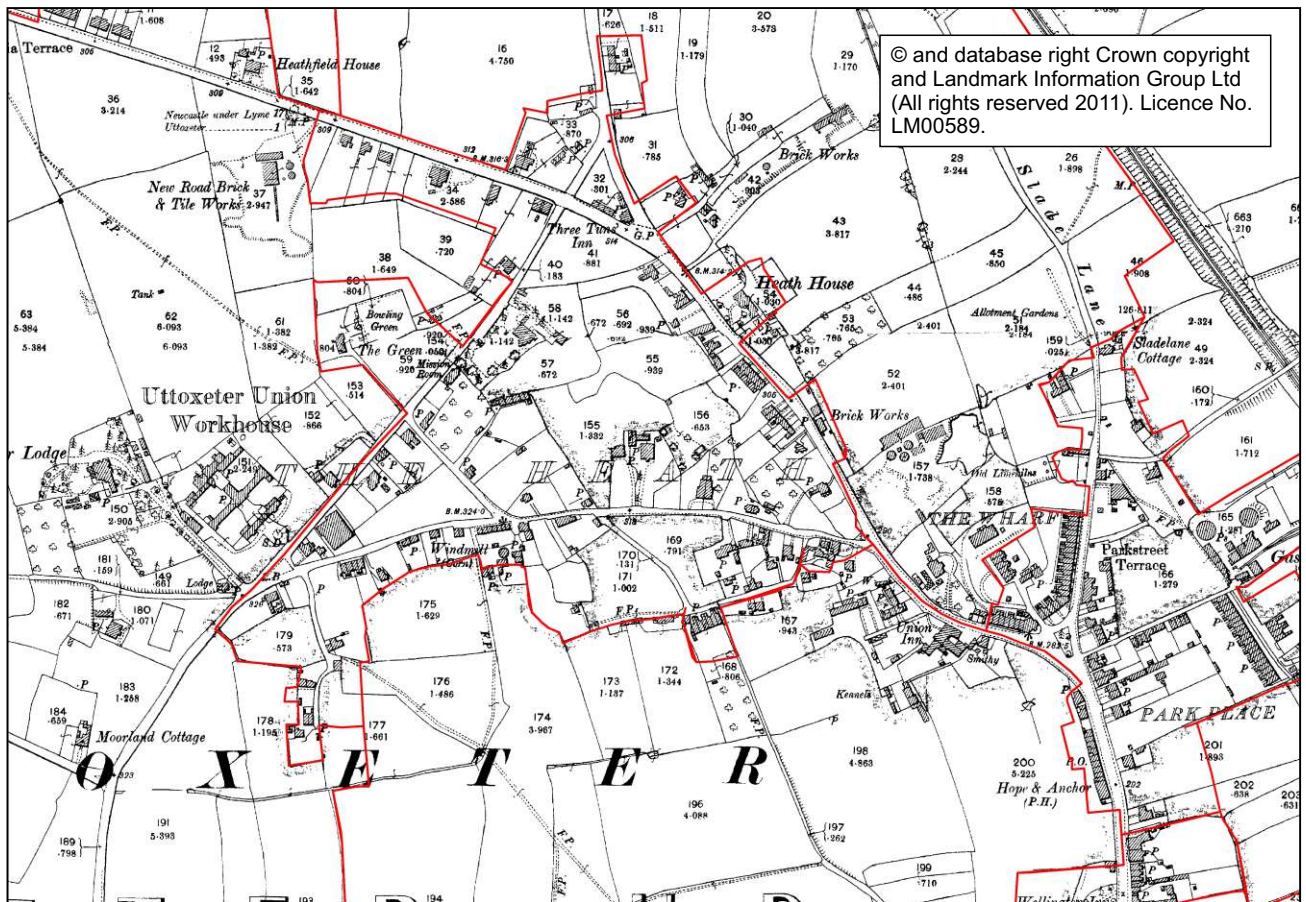


Plate8: Second Edition 25" OS map

The earliest evidence for development planning within the HUCA dates to the late 19th century when a series of large red brick villas were constructed along New Road and part of Holly Road (cf. map 10). New Road itself was constructed in the late 18th century and is particularly characterised by its straightness which is in contrast to the dispersed squatter settlement to the east. Two large detached houses are also located on either side of Holly Road in the late 19th century (cf. HCT 'Detached Property' on map 23).

The increasing population in the area of The Heath led to the construction of an Anglican mission church on Holly Road in the late 19th century and the St Mary C of E First School in the early 20th century.

4.10.3 Heritage values

<p>Evidential value: The HUCA formed part of an area of land known as 'The Heath' from at least the medieval period. This was being settled by at least the post medieval period and below ground archaeological deposits associated with this may survive within the HUCA. There is the potential for the extant historic buildings within the HUCA to retain evidence of their origins and function.</p>	<p>Medium</p>
<p>Historical value: The HUCA is dominated by legible heritage assets which comprises the squatter settlement of at least late 18th/early 19th century date. Late 19th century historic buildings, and an early 20th century school, survive on the western side of the HUCA.</p>	<p>High</p>
<p>Aesthetic value: The integrity of the pattern of squatter settlement survives within the HUCA and contributes significantly to the history and local character of this portion of Uttoxeter. The highly planned New Road and its later 19th century development contrasts with the dispersed settlement of the remainder of the historic buildings to the east.</p>	<p>High</p>
<p>Communal value: The HUCA is predominantly domestic in nature. The importance of this area to an understanding of the social history of the town could be made accessible to the community and visitors through interpretation to augment potential sustainable tourism opportunities.</p>	<p>Low</p>

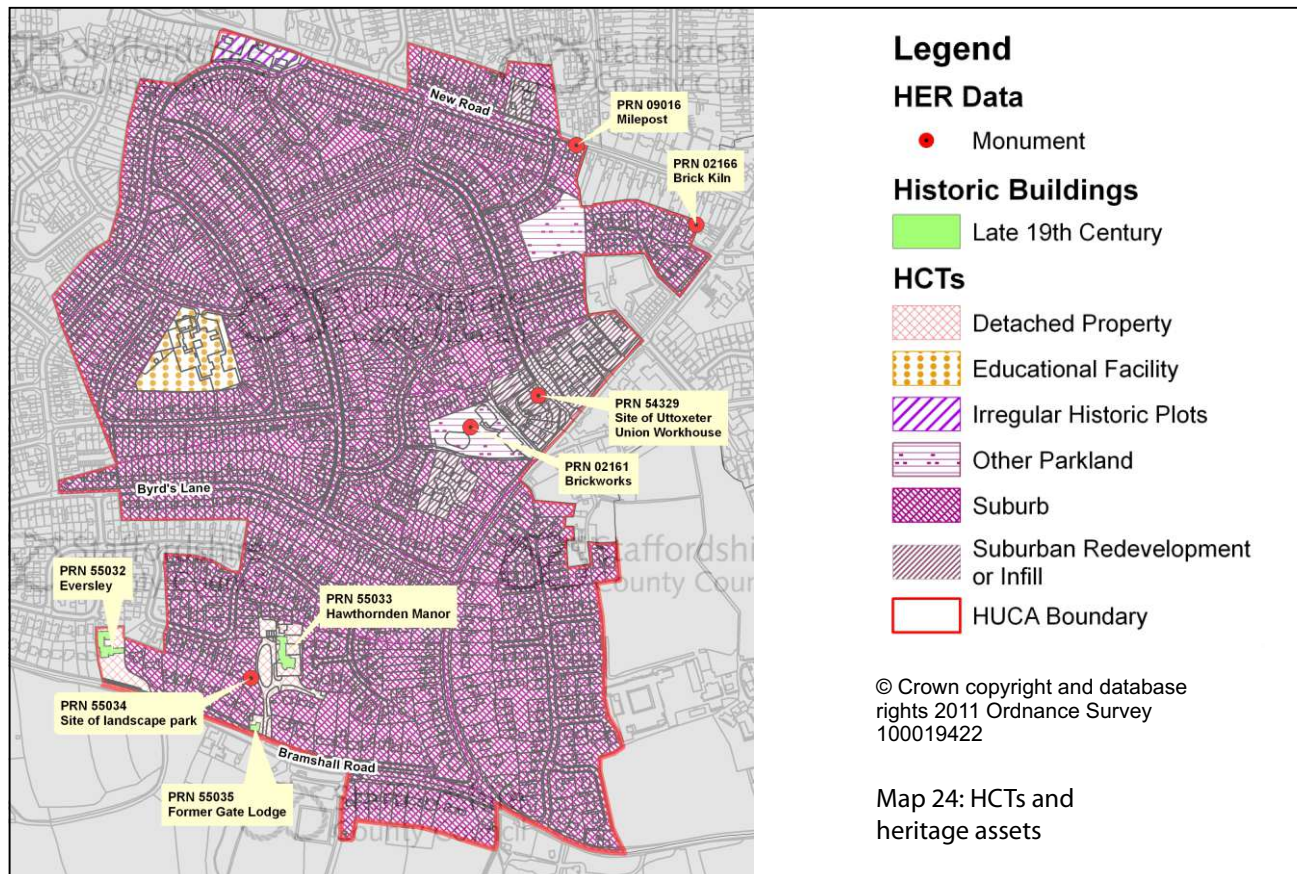
4.10.3 Recommendations

The heritage significance and values have identified the importance of the historic character of the HUCA to the sense of place within the townscape of Uttoxeter.

- ◆ 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)²⁹¹.
- ◆ The sympathetic restoration or enhancement of the historic buildings would strengthen the historic character and the quality of the wider townscape for the benefit of this and future generations (Bullet Point 10 of para 17 (Core planning principles) also paras. 126 and 131 of NPPF)²⁹².
- ◆ Locally important buildings should be considered for local listing in line with the recent English Heritage guidance document entitled 'Good Practice for Local Listing: Identifying and Managing Significant Local Heritage Assets' (2011)²⁹³. This unique historic character of the HUCA could be managed through the creation of a Conservation Area.

- ◆ Change within the HUCA should be sympathetic to its historic character whether addressing infill development or the restoration of the historic buildings. In particular the promotion of the re-use of historic buildings to contribute to sustainable development is recommended (paras. 126 and 131 of NPPF). High quality design which is sympathetic to the historic built fabric is the key to retaining the local character of the area as identified in Bullet Point 4 of para. 17 (Core planning principles) and Bullet Point 4 of para. 58 in NPPF.
- ◆ There is the potential for below ground archaeological deposits to survive associated with the nature and origins of the piecemeal settlement. There is also the potential for the historic buildings to retain important architectural elements which could inform their origins, development, function and role within the social and economic history of Uttoxeter. 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 NPPF²⁹⁴.

4.11 HUCA 11: New Road and Byrd Road



4.11.1 Statement of heritage significance and built character

The HUCA is dominated by large housing estates constructed in the mid 20th century (cf. map 10). This development is dominated by semi-detached and short terraces of four houses. Further suburban development occurred during the 20th century on the eastern fringe of the HUCA. This later period of expansion also included the construction of Tynsel Parks C of E School and areas of public open space (cf. HCTs 'Educational Facility' and 'Other Parkland' on map 24). Development of early 21st century date is also represented within the HUCA on smaller plots of land as development infill or redevelopment (cf. map 10).

The earliest settlement within the HUCA, however, lies to the north along New Road and to the south along Bramshall Road. New Road was constructed in the late 18th century as a turnpike road and is characterised by its straightness. However, development along this road, within the HUCA, did not occur until the late 19th century (cf. map 9). It is characterised by a mix of red brick properties standing on the northern side of the road and represented by detached, semi-detached and terraced houses. Further west and lying on the southern side of the road is a red brick cottage, originally known as New Farm (HCT 'Irregular Historic Plots' on map 24). The historic properties on Bramshall Road, also of late 19th century date, consist of two large detached houses 'Eversley' and 'Hawthornden Manor' (cf. map 24)²⁹⁵. The latter, whose contemporary gate lodge survives, was the home of Samuel Brassington Bamford, the managing

director of Bamford's Ltd in the early 20th century (cf. HUCA 1 and 2.6.4.3)²⁹⁶. Both houses have been converted: Eversley to a care home and Hawthornden Manor to flats. A small landscape park was laid out around Hawthornden Manor, which was developed for housing in the mid 20th century²⁹⁷.

A second small landscape park existed to the east of the HUCA (cf. map 9) which was probably associated with a large detached property known as Weaver Lodge in the late 19th century. The property was demolished for housing development in the mid 20th century, but the area of the historic parkland has been retained as a recreational ground and a community centre. The Uttoxeter Union Workhouse, built in 1838-9, had stood to the east of Weaver Lodge until the mid 20th century when it was demolished for housing development (cf. map 9 and map 24)²⁹⁸.

Part of the HUCA appears to have formed part of Uttoxeter Heath until its enclosure at some point in the late 18th/early 19th century (cf. map 7 and map 8 for its known extent). The remainder of the HUCA had largely formed part of the medieval open fields which belonged to the town and which were enclosed piecemeal probably in the post medieval period (cf. map 7 and map 8).

4.11.2 Heritage values

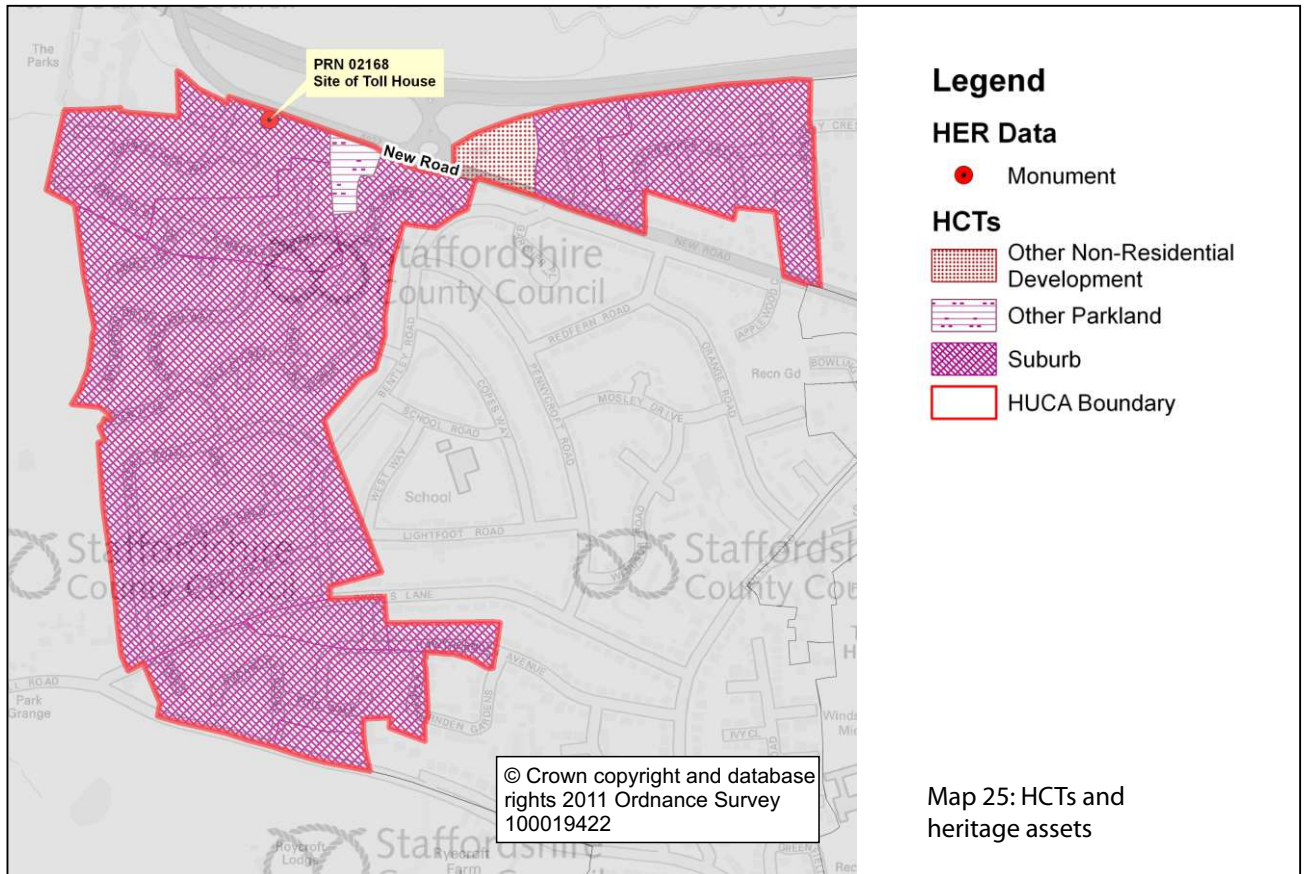
<p>Evidential value: The HUCA lies beyond the historic core of Uttoxeter within an area which had largely formed part of the medieval open fields and heath land. Any potential surviving archaeological deposits are likely to have been impacted by later development.</p>	<p>Low</p>
<p>Historical value: A number of legible heritage assets have been identified within the HUCA which include the historic buildings along both New Road and Bramshall Road. The alignment of New Road is also testimony to its origins as a late 18th century turnpike Road.</p>	<p>Medium</p>
<p>Aesthetic value: The historic buildings and the alignment of New Road contribute to the local sense of place. The integrity of the HUCA as a mid 20th century suburb is well preserved.</p>	<p>Medium</p>
<p>Communal value: The HUCA mostly comprises domestic dwellings and from a heritage perspective its value is low.</p>	<p>Low</p>

4.11.3 Recommendations

The heritage significance and values have identified the historic character of the HUCA as being dominated by mid 20th century suburban expansion, although several earlier buildings also survive to contribute to a local sense of place.

- ◆ The conservation and/or enhancement of the historic buildings should be encouraged to retain the sense of place and the quality of the wider townscape for the benefit of this and future generations (Bullet Point 10 of para 17 (Core planning principles) also paras. 126 and 131 of NPPF)²⁹⁹. Locally important buildings should be considered for local listing in line with the recent English Heritage guidance document entitled 'Good Practice for Local Listing: Identifying and Managing Significant Local Heritage Assets' (2011)³⁰⁰.
- ◆ 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 NPPF³⁰¹.

4.12 HUCA 12: West of Uttoxeter



4.12.1 Statement of heritage significance and built character

The HUCA is dominated by housing development of late 20th century date. The establishment of a recreation ground and a filling station both lying off New Road is associated with this development (HCT 'Other Parkland' and 'Other Non-Residential Development' on map 25).

New Road itself was constructed as a turnpike road in the late 18th century and is characterised by its straightness. The mid 19th century tithe maps suggests that a toll house (and presumably a gate) served this section of the road which was known as 'Park's Toll House'³⁰². The property probably still existed in the late 19th century when it was known as 'The Parks' or 'Parks' Cottage'; it had been demolished to make way for housing by the late 20th century³⁰³.

Map 7 reveals that the majority of the HUCA had formed part of the medieval open fields probably belonging to Uttoxeter and which were enclosed piecemeal probably in the post medieval period (cf. map 8). The map also shows that a small portion of Uttoxeter Heath encroached into the south east of the HUCA.

4.12.2 Heritage values

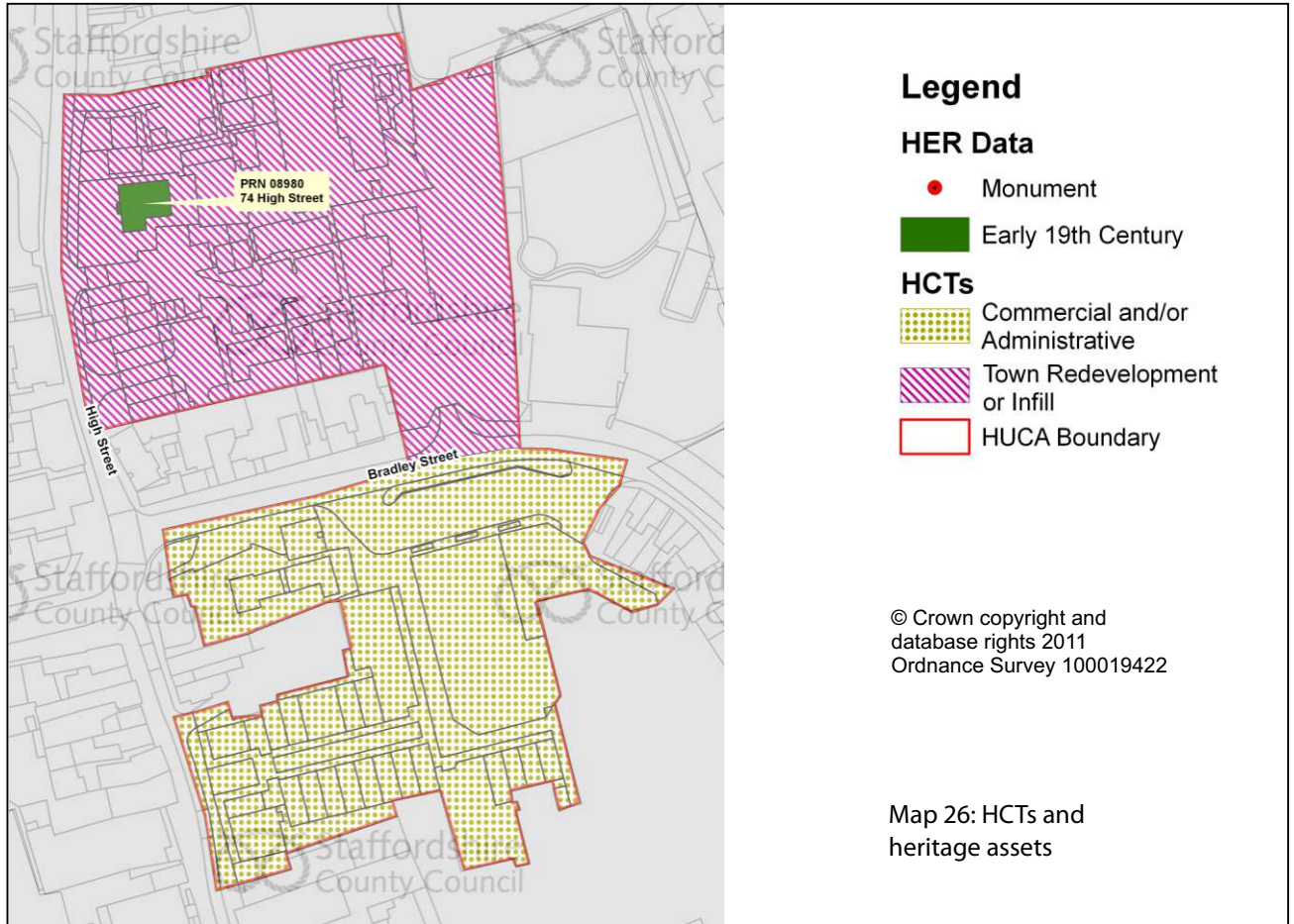
Evidential value: The HUCA lies beyond the historic core of Uttoxeter within an area which had largely formed part of the medieval open fields and heath land.	Low
Historical value: There are no known legible heritage assets	Low
Aesthetic value: The character of the HUCA is dominated by late 20th century housing development	Low
Communal value: The HUCA mostly comprises domestic dwellings and from a heritage perspective its value is low.	Low

4.12.3 Recommendations

There are no known heritage assets lying 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 NPPF³⁰⁴.

4.13 HUCA 13: East of High Street



4.13.1 Statement of heritage significance and built character

The HUCA lies within the Uttoxeter Conservation Area and incorporates an early 19th century Grade II Listed house³⁰⁵. The two storey brick built house lies off the street and appears to have originally been constructed within one of the medieval burgage plots.

The entire HUCA had formed a series of burgage plots which were laid out possibly at the time of the town charter in the mid 13th century (cf. map 7). However, late 20th century redevelopment, including surrounding the listed building, has removed the legibility of these plots. This late 20th century redevelopment also resulted in the demolition of earlier properties which had lined the High Street.

4.13.2 Heritage values

Evidential value: There is the potential for below ground archaeological deposits to survive associated with the medieval planned town. However, the subsequent late 20th century re-development may have removed much of this evidence.	Medium
Historical value: The legible heritage assets comprise the Grade II listed building, which had been built within the confines of earlier property boundaries.	Medium
Aesthetic value: The historic character of this portion of the medieval planned town, including the burgage plots, has been removed through subsequent re-development. However, the HUCA lies within the Uttoxeter Conservation Area and the Grade II listed building continues to contribute to a local sense of place.	Medium
Communal value: From a heritage perspective the value is low.	Low

4.13.3 Recommendations

The heritage significance and values have identified the contribution of the Grade II listed building to the local character and the wider townscape. However, the legibility of this HUCA as forming part of the medieval town has largely been removed by late 20th century re-development.

- ◆ 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)³⁰⁶.
- ◆ Where alterations or changes are proposed to the designated heritage assets (the listed building and the conservation area) or their settings the applicant should refer consult with East Staffordshire District Council planning office in the first instance. The designated heritage assets and their settings are covered under para. 132 of NPPF³⁰⁷.
- ◆ 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 NPPF³⁰⁸.
- ◆ 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 planning office. 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.³⁰⁹

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Maps

SRO. D3891/8/1 and D3891/8/2. 1658. Lightfoot's Map and Survey of Uttoxeter.

SRO. D3891/1/167. 1844. Uttoxeter Tithe Map.

Landmark.

Staffordshire Extensive
Urban Survey

Uttoxeter

Historic Character Assessment



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