

# Betley

Historic Character Assessment



# Staffordshire Extensive Urban Survey

## Betley

### Controlled Document

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# Executive Summary

## The Project

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

The project reports for the towns are divided into two sections. Section one covers the location and historical development of the towns. The history covers the earliest evidence for human activity through to the establishment of the town in the medieval period and through to the present day. Section two covers the characterisation of the town through the creation of Historic Urban Character Areas (HUCAs). The historical significance of each HUCA is assessed and recommendations are put forward.

Ten Historic Urban Character Areas (HUCAs) have been identified in this project (cf. map 9).

## The Historical Development of Betley

There is currently little evidence within the landscape immediately around Betley for activity in either the prehistoric or Roman periods, although there is some evidence within the surrounding parishes. It is likely that the evidence for these two periods is, then, largely due to lack of research rather than lack of activity.

Betley is first recorded in Domesday Book (1086) where a small community reliant upon a limited arable resource (as well as meadow and woodland) is noted.

The manor was granted to Henry de Audley by the de Betley family in 1226/7 and at this date the de Audley's were granted the right to hold a market. It is therefore likely that the town, evidenced from documents in the later 13th century, was established at this time. Burgage plots and the market place are still evident within the settlement. The de Audley's do not

appear to have held a manor house, although it is clear that Betley Old Hall served this purpose by at least the mid 15th century. It is not clear at what date Betley Old Hall was first constructed and the 15th century date results from a rapid assessment of the exterior only. The role of the de Betley family within the manor following 1226/7 is unclear and there is some suggestion that they may have retained an interest and could have been the holders of Betley Old Hall at an earlier date. The manor passed to the Egerton family in the post medieval period; being held by the Tollet's in the 18th and 19th centuries.

The origins of the church are unclear; it was possibly first mentioned in the 12th century, but a chapel of ease (belonging to the mother church at Audley) existed by the early 13th century. The Grade I Listed St Margaret's Church mostly dates to circa 1500 and is unusual for its internal timber framing. Externally it is principally of sandstone ashlar although timber framing is visible in the nave. This external style of timber framing is reminiscent of several timber-framed churches across the border in southern Cheshire. The 17th century additions are believed to be associated with the Egerton family as lords of the manor. It was heavily restored in the 1840s by Scott and Moffat.

Documentary records suggest that there were open fields during the medieval period, some of which may have still been operating in the early 18th century. The surrounding agricultural landscape was significantly influenced by George Tollet IV a leading agriculturalist in the late 18th/early 19th century who is associated with Thomas William Coke of Holkham Hall, Norfolk. The model farm at Betley Old Hall is Tollet's legible contribution to the agricultural revolution. This early 19th century regular courtyard farm is testimony to best working practices and Tollet's own interest in cattle and, especially, sheep.

By the early 19th century Betley Old Hall was probably a farmhouse; the seat of the Tollet family had been moved to a site on the opposite side of Main Road. Charles Tollet constructed Betley New Hall in the late 18th century and was probably responsible for the creation of the landscape park; parts of which survive. The New Hall had fallen into disuse by the early 20th century; it was subsequently demolished and housing was built upon the site in the late 20th century. A second country house was constructed in the early 18th century at the southern end of Betley probably on the site of an earlier building. The Grade II\* Betley Court (as it was known from 1807) was built by the Cradock family and passed through the female line to the Twemlow family. It and the stable block and coach house adjacent are still important components in Betley's local townscape.

The Twemlow family were responsible for some of the houses at the southern end of Betley which have a distinctive estate feel. Many of the other historic buildings lying within the historic core date to the post medieval period; the earliest identified so far is Laburnum Cottage believed to have originated in the 16th century. Many of these retain all or some of their timber framing although others have been wholly or partially rebuilt in brick.

Betley appears to have been largely unchanged throughout the centuries from its creation in the medieval period. Periods of change have included the establishment of Betley Park on the eastern side of Betley which has had a currently unknown impact upon the plan form. The greatest period of change occurred from the mid 20th century onwards with housing expansion along Church Lane, on the site of Betley New Hall and as infill between and to the rear of plots along Main Road.

## Characterisation and Assessment

- ◆ The legible historic character of the planned medieval town survives principally within **HUCA 6** and **HUCA 9** where burgage plots have been observed with a market place lying at the heart of the latter. Further early settlement is evident within **HUCA 2**, where the Grade I Listed St Margaret's Church lies within its churchyard, and **HUCA 7**. Later housing in **HUCA 8** was built upon the backplots of earlier settlement which had formed part of the medieval town.
- ◆ The Grade II\* Betley Old Hall lies at the northern end of the EUS project area (**HUCA 4**) and the Grade II\* Betley Court lies at its southern end (**HUCA 10**). The former represents the site of the medieval manor house and later formed the farm house to George Tollet IV's model farm. This red brick farm complex is an important link in understanding the agricultural revolution of the late 18th/early 19th century. Betley Court and its Grade II stable block and coach house are all built of red and blue bricks and make a significant contribution to the local historic character.
- ◆ Timber framing makes a significant contribution to the built character of **HUCA 4, HUCA 6, HUCA 7** and **HUCA 9**. Betley Old Hall is the oldest known property within the EUS project area dating to the mid 15th century. The remaining, more modest, timber framed properties are post medieval in date; all but one being of one and half storeys. The earliest of the latter being dated to the 16th century. Many of these properties are still wholly timber framed, but it also survives in gable ends within other properties which are otherwise built of brick. Other properties apparently built of brick have also been identified as having the potential to retain

- earlier timber framing within their structures. Timber framing is also legible within **HUCA 2** in the nave of the Grade I Listed St Margaret's Church.
- ◆ Within the above named HUCAs the change in building material from timber to red brick is also clearly demonstrated, which had occurred by the 18th century. Three Grade II Listed buildings of the 18th century also represent a change in scale being of three storeys. A number of properties, either built or altered in the last decades of the 19th century, are known to have been designed by Robert Griffiths for Thomas Fletcher Twemlow of Betley Court. The Twemlow's interest in the buildings of Betley introduces an estate character into the architectural history of the settlement.
  - ◆ Modern development of mid to late 20th and early 21st century date dominates the character of **HUCA 1, HUCA 3, HUCA 5** and **HUCA 8**. The majority of the development in this period has been of large detached properties perhaps reflecting the rise in Betley's role as a commuter village during this period. The houses in **HUCA 1** originated as ribbon development along a minor road to the east of Betley. Elsewhere the development has largely constituted infilling (including within a small portion of **HUCA 7**). The single largest area of housing development, dating to mainly to the late 20th century, occurs in **HUCA 3**. This development was constructed upon the site of Betley New Hall, its stables and walled garden as well as part of the landscape park. Aspects of the character of the landscape park are fossilised within the HUCA in the form of the mature trees which can clearly be related to areas of woodland on historic maps.
  - ◆ The assessment has also identified a high potential for below ground archaeological remains to survive within **HUCA 2, HUCA 4, HUCA 6, HUCA 7, HUCA 9** and **HUCA 10**. Further archaeological potential has been identified within **HUCA 3** and **HUCA 8**. Other sites, currently unknown, also have the potential to survive within the EUS project area.

## 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 Eccleshall forms one of twenty-three such reports which make up the EUS for the towns of medieval origin within Staffordshire. The EUS project as a whole intends to increase and synthesise the knowledge and understanding of the heritage assets that contribute to the development and character of the towns in the county.

The term 'town' in the context of the EUS relates specifically to those settlements which were clearly established as towns during the medieval period. An assessment was carried out upon documentary sources and previous assessments by historians to establish which settlements within Staffordshire qualified as medieval towns<sup>1</sup>. Some of the medieval towns are still clearly important economic centres in the modern landscape, including Stafford, Tamworth, Newcastle and Lichfield. Others, however, have reverted to villages some of which, like Church Eaton, merely comprise a handful of houses with few services. Of the nine criteria established for identifying the county's medieval towns Betley qualified on five counts in that there are medieval references to burgesses or burgages; was identified as a town or borough by three eminent historians and was taxed as a borough during the medieval period<sup>2</sup>. The results of the EUS project also identified the presence and survival of burgage plots.

The project constitutes a progression of the Historic Landscape Character (HLC) project which was completed for Staffordshire in 2006. The HLC was undertaken principally using maps of 1:10,000 scale and the results reaffirmed Staffordshire as a predominantly rural county. However, the scale at which the

HLC was produced has meant that the more urban areas, where greater levels of change have tended to occur on a smaller scale, were not analysed in any great depth. In the HLC the central areas of the towns were described as 'Historic Core' or 'Pre 1880s Settlement' and the phases of development and their current character were not considered beyond this broad terminology. The EUS therefore aims to rectify these issues through a consideration of all the sources available on each of Staffordshire's historic towns to deepen the understanding of and to apply value to the historic character of these townscapes.

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

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

## Background

A pilot study for Newcastle-under-Lyme was carried out in January 2007. Following this an assessment was undertaken to determine which towns in Staffordshire would be eligible for an Extensive Urban Survey. As a result twenty-three towns were identified for study. The selection criteria were based upon three studies of Staffordshire towns by historians and historical geographers who identified the medieval or early post medieval characteristics determining how towns differ from rural settlements. Such criteria included the form of the settlement; the presence of burgage plots<sup>3</sup>

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

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

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

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

and formal market places whether physically surviving, referenced in historical documents or identifiable on historic mapping. It also took into account the references to medieval organisations such as guilds and to the construction of civic buildings such as town or market halls. The diversity and nature of the occupations of the inhabitants were also included; the greater the range and the less agricultural focussed the more likely to represent an urban settlement<sup>4</sup>.

## **Aim**

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

## **Outputs**

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

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

# Part One: Background and Setting

## Section Summary

- ◆ There is currently little evidence within the landscape around Betley for activity in either the prehistoric or Roman periods. A number of possible Bronze Age barrows and ring ditches have been identified beyond Betley parish. The only evidence from within the parish is the find of a Neolithic/Bronze Age axe. However, pollen evidence from Craddock's Moss in Audley suggests that arable cultivation and therefore settlement was present in the vicinity by the later prehistoric period. The lack of evidence for these two periods is, then, largely due to limited research rather than an absence of activity.
- ◆ The only evidence for settlement and agriculture associated with Betley prior to the Norman Conquest (1066) is implied by the Domesday Book entry (1086). A small settlement reliant upon a small arable resource, meadow and woodland is recorded.
- ◆ Rather than simplifying our understanding of the ownership of Betley during the medieval period, the documentary evidence has instead complicated the issue. The available evidence does confirm that Henry de Audley was granted Betley in 1226/7 by a Henry de Betley. Thereafter it is unclear to what extent the de Betley family retained overlordship of the estates with the de Audley's as their tenants. A document of 1298 suggests that the de Audley's only held two thirds of the vill and in 1389 the de Betley's were described as 'lords of the manor'. The Grade II\* Listed timber framed Betley Old Hall dates to the 15th century and may stand upon the site of an earlier property. It was clearly the site of the manor house by at least the late medieval period and throughout the post medieval period. It is possible, given the lack of evidence for the de Audley family holding a manor house at Betley, that the Old Hall had in fact been held by the de Betley's. The manor passed to the Egerton family in the post medieval period; being held by the Tollet's in the 18th and 19th centuries.
- ◆ Henry de Audley was granted the right to hold a market on a Thursday in Betley in 1227 and burgage plots, implying the founding of a town, are recorded in an inquisition of the de Audley estates in 1298. This document records 29 and half burgages. The medieval plan form of the town, recovered from 19th century and modern maps, suggests that the burgages were laid out along the main north-south road (Main Road); although some areas appear to have had a more irregular plan form. A market place was created at the widening of this road thus Betley conforms to the most common town plan in England; an undefended linear plan. The known occupations of the medieval inhabitants support the economic diversity associated with towns during this period.
- ◆ The origins of the church are unclear; it was possibly first mentioned in the 12th century, but a chapel of ease (belonging to the mother church at Audley) existed by the early 13th century. The Grade I Listed St Margaret's Church mostly dates to circa 1500 and is unusual for its internal timber framing. Externally it is principally of sandstone ashlar although timber framing is visible in the nave. The 17th century additions are believed to be associated with the Egerton family as lords of the manor. It was heavily restored in the 1840s by Scott and Moffat.
- ◆ Betley has long been reliant upon its agricultural economy. Documentary records suggest that there were open

fields; these included Town Field which lay to the west of the town. The surrounding field pattern, however, does not reflect these origins in the modern landscape. This is probably largely due to the influence of George Tollet IV on the agriculture and landscape of Betley during the early 19th century. Tollet was one of the leading agriculturalists of the day and is closely associated with Thomas William Coke of Holkham Hall, Norfolk and Coke's son-in-law Lord Anson of Shugborough, Staffordshire. The model farm at Betley Old Hall is Tollet IV's legible contribution to the agricultural revolution. This early 19th century regular courtyard farm is testimony to best working practices and Tollet's own interest in cattle and, especially, sheep.

- ◆ By the early 19th century Betley Old Hall was probably a farmhouse; the seat of the Tollet family had been moved to a site on the opposite side of Main Road. Charles Tollet constructed Betley New Hall in the late 18th century and was probably responsible for the creation of the landscape park; parts of which survive. The New Hall had fallen into disuse by the early 20th century and housing was built upon the site in the late 20th century. A second country house was constructed in the early 18th century at the southern end of Betley probably on the site of an earlier building. The Grade II\* Betley Court (as it was known from 1807) was built by the Cradock family and passed through the female line to the Twemlow family. It and the stable block and coach house adjacent are still important components in Betley's local townscape.
- ◆ The Twemlow family were responsible for some of the houses at the southern end of Betley which have a distinctive estate feel. Many of the other historic buildings lying

within the historic core date to the post medieval period; the earliest identified so far is Laburnum Cottage believed to have originated in the 16th century. Many of these retain all or some of their timber framing although others have been rebuilt or partially rebuilt in brick.

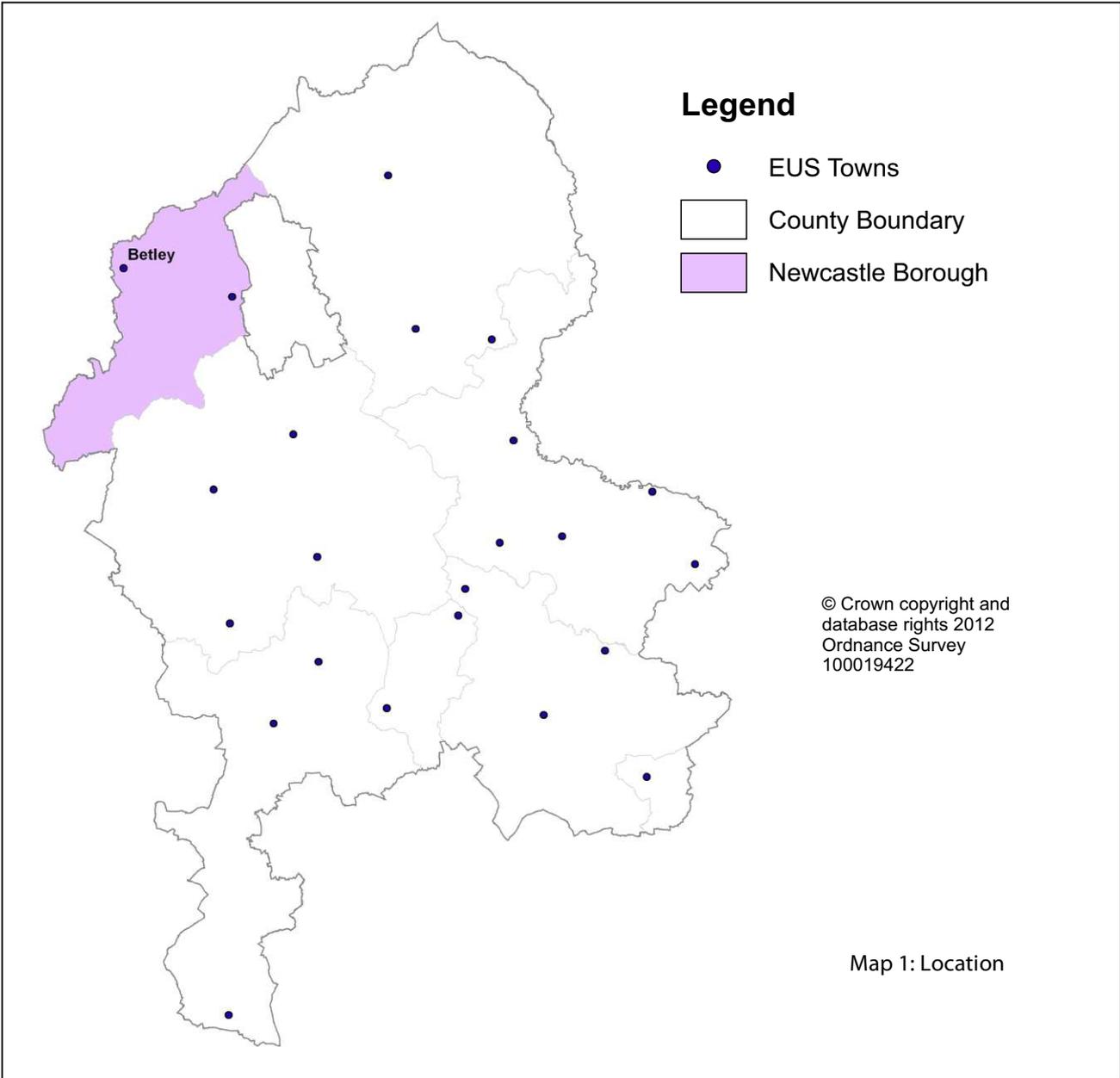
- ◆ Betley appears to have been largely unchanged throughout the centuries from its development in the medieval period. Periods of change have included the establishment of Betley Park in the late 18th century on the eastern side of the town which has had a currently unknown impact upon the plan form of the settlement. The greatest period of change occurred from the mid 20th century onwards with housing expansion along Church Lane, on the site of Betley New Hall and as infill between and to the rear of plots along Main Road.

# 1. Setting

## 1.1 Location

Betley is located in the north west of the county within Newcastle Borough (cf. map 1). It lies approximately 10km north west of Newcastle-under-Lyme itself and only 1km to the east of the county boundary with Cheshire.

The north-south route which passes through Betley (now the A531) links the settlement to Crewe, Cheshire to the north west and Newcastle-under-Lyme via Keele to the south east.



## 1.2 Geology and topography

The EUS project area mostly lies on a bedrock geology of Wilkesley Halite Member comprising stone and mudstone; only HUCA 1 lies entirely upon the Sidmouth Mudstone Formation to the east<sup>8</sup>. Overlying these bedrock geologies are glaciofluvial deposits of Devensian sand and gravel<sup>9</sup>.

High land lies approximately 2km to both the north east and south east at Knowl Bank (reaching approximately 139m AOD<sup>10</sup>) and Heighley (approximately 156m AOD) respectively. Within the EUS project area the highest land lies mostly to the south east; the houses to the south of Church Lane (HUCA 1) stand at around 100m AOD, but within the historic core the St Margaret's Church stands at around 87m AOD. From here the land falls gently away to the north, west and south to reach a low point of around 70m AOD to the east (HUCA 8).

## 1.3 Sources

### 1.3.1 Historical

The principal historic sources have been a series of medieval inquisitions which were translated and transcribed by the William Salt Archaeological Society in the early 20th century<sup>11</sup>. The 19th century trade directories were also a useful source of information for the later history of the town<sup>12</sup>.

Only one history of Betley has been completed to date by R. Speake (published in 1980). It principally covered the medieval period through to the 20th century and provided much information for the post medieval period particularly in terms of the lordship of the manor.

### 1.3.2 Cartographic

The earliest map consulted within the EUS project was a parish map produced in 1843 which was copied from the tithe map drawn by John Myatt in 1842<sup>13</sup>.

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

### 1.3.3 Archaeological

To date no archaeological interventions have been carried out within Betley other than a building recording carried out upon the model farm buildings at Betley Old Hall<sup>14</sup>.

An appraisal of the Betley Conservation Area was carried out in 2008 by the Conservation Studio on behalf of Newcastle Borough Council<sup>15</sup>.

## 2. Context and Historical Development

### 2.1 Prehistoric

The earliest evidence for human activity within the area around Betley (including the parishes of Audley, Balterley and Madeley) probably dates to the Bronze Age. Three mounds, which have all been interpreted as possible Bronze Age barrows, have been identified. Two were recorded at Bar Hill in Madeley parish (approximately 4km south of Betley) although little further is currently known about their survival or location<sup>16</sup>. The third lies to the south of Madeley (approximately 6km south of Betley)<sup>17</sup>. Further evidence for Bronze Age burials comes from Audley parish where three ring ditches have been observed on aerial photographs<sup>18</sup>. All three are located to either the east or north east of Betley. It should be noted that the presence of ring ditches on aerial photographs may also indicate the presence of round houses; often of late Bronze Age or Iron Age date.

A survey of the deposits making up Craddock's Moss in Audley suggested that it had originated as a shallow lake which formed in the period after 10,000BC and was probably formed gradually from the meltwaters of receding glaciers. It had taken on its present form by the late prehistoric period by which date there was evidence for cereal cultivation suggesting settlement within the wider landscape<sup>19</sup>.

Three Neolithic/Bronze Age axes have been found across the parishes including one found on the Betley Hall estate<sup>20</sup>. The only other evidence for prehistoric activity from the area are a number of flint tools and a possible late Mesolithic flint implement found in 2004; all from Madeley parish<sup>21</sup>.

The paucity of evidence for prehistoric activity within the parishes is probably entirely due to a lack of research within this part of Staffordshire rather than the complete absence of human occupation (cf. deposits from Craddock's Moss).

### 2.2 Roman (49AD to 409AD)

Across the four parishes there is even less evidence for activity during the Roman period. The only evidence comes from findspots (all lying to the east of Betley) which includes a 3rd or 4th century coin hoard contained within two urns (found in 1817), a silver coin found near Craddock's Moss and a Roman bow brooch<sup>21</sup>. Again the paucity of evidence is likely the result of a lack of research rather than absence of activity in the area.

### 2.3 Early Medieval (410 to 1065)

#### 2.3.1 Placename

The placename contains the Old English element '-leah' which is generally taken to refer to woodland landscapes and may mean woodland or clearing in woodland<sup>23</sup>. The interpretation has more recently been interpreted as referring to wood pasture or secondary woodland<sup>24</sup>. The prefix may come from an Old English personal name<sup>25</sup>.

#### 2.3.2 Settlement

The only evidence to date for settlement during the period comes from Domesday Book (1086) which suggests that a small settlement probably existed at Betley prior to the Norman Conquest (1066) (cf. 2.4.1.2). At this point the manor was held by Godric and Wulfgeat, although little further is known about either of them or the manor they held (cf. 2.4.1.1).

<sup>16</sup> Staffordshire HER: PRN 00491

<sup>17</sup> Staffordshire HER: PRN 01422

<sup>18</sup> Staffordshire HER: PRN 04740, PRN 04747 and PRN 04749; Ring Ditch: Circular or near circular ditches, usually seen as cropmarks. Use the term where the function is unknown. Ring ditches may be the remains of ploughed out round barrows, round houses, or of modern features such as searchlight emplacements. (Scope note reproduced from the Thesaurus of Monument Types by kind permission of English Heritage. © 2012 English Heritage).

<sup>19</sup> Staffordshire HER: PRN 54061; Leah et al 1998: 103-4 and 203-4

<sup>20</sup> Staffordshire HER: PRN 01505; PRN 02664 and PRN 00494; Speake 1980: 33

<sup>21</sup> Staffordshire HER: PRN 01979 and PRN 50766

<sup>22</sup> Staffordshire HER: PRN 01758, PRN 50207 and PRN 60777

<sup>23</sup> Horovitz 2005: 62-3

<sup>24</sup> Hooke 2006: 45

<sup>25</sup> Horovitz 2005: 117. (Horovitz proposes OE \*Betta)

<sup>26</sup> Hawkins and Rumble (eds.) 1976: 17;10

<sup>27</sup> Speake 1980: 34

<sup>28</sup> Ibid: 34 and 40

<sup>29</sup> Wedgwood 1908: 241-269

<sup>30</sup> Speake 1980: 34 and 35; Wedgwood 1908:240 (the translation gives it as 'the town of Bettelegh', although earlier Cold Norton is also described as a 'town' and this may be a misinterpretation of the Latin and is not necessarily proof of borough status at this date).

<sup>33</sup> English Heritage National Heritage List no. 1011071; Staffordshire HER: PRN 00216 (although archaeological evidence suggests that Audley castle was not completely abandoned).

<sup>34</sup> English Heritage National Heritage List no. 1011070; Staffordshire HER: PRN 00007

<sup>35</sup> Wedgwood 1908: 240

<sup>36</sup> Ibid: 246 and 259 (however the inquisition of 1275-6 describes them holding Betley of Theobald de Verdon – presumably a scribal error making these documents all the more difficult to trust implicitly).

### 2.3.3 Economy

The main resources available to the settlement are also recorded in Domesday Book which suggests a small amount of arable and meadow (probably associated with the valleys) and woodland. The latter provided resources such as pasturing, fuel and building materials.

## 2.4 Medieval (1066 to 1499)

### 2.4.1 Settlement

#### 2.4.1.1 Domesday Book:

*"Wulfwin holds Betley. Godric and Wulfgeat held it; they were free. Half hide. Land for one plough. It is there with two villagers and one smallholder. Meadow, one acre; woodland one league long and half wide. Value 4 shillings"<sup>26</sup>*

#### 2.4.1.2 Lordship

Domesday Book records that by 1086 Betley was held by Wulfwin, but like his predecessors nothing further is known about him. Little is known about the lordship of Betley prior to the early 13th century, although a papal document of 1162 suggests that Trentham Priory owned land in the manor<sup>27</sup>.

Documentary evidence suggests that the manor was held by the de Betley family as overlords by the early 13th century<sup>28</sup>. The evidence of the lordship of the manor is detailed in various inquisitions into the holdings of the de Audley family between 1272/3 and 1309<sup>29</sup>. The de Audley family were becoming increasingly powerful in the local area during this period and were granted what was known as the 'town' of Betley in 1226/7<sup>30</sup>. This charter also confirms their acquisition of various other manors including Alstonefield, Chatterley, Chell, Tunstall and Normacot<sup>31</sup>. They were also granted the lands of Heighley by a William de Betley<sup>32</sup>. The remains of a motte and bailey castle at Audley is believed to be the original seat of the de Audley family by at least the 12th century before they moved

to Heighley Castle in the early 13th century<sup>33</sup>. It is believed that the latter was constructed by Henry de Audley probably around 1223 when King Henry III gave him six hinds to stock his park at Heighley<sup>34</sup>.

The inquisitions do not, however, make it easy to understand the arrangements of lordship in Betley. The confirmation charter records that Betley was granted and quitclaimed to them by Henry de Betley, suggesting that the de Betley family were relinquishing all claims to the 'vill' (later inquisitions sometimes describe it as 'the manor')<sup>35</sup>. The later inquisitions suggest that the de Audley's held Betley from the de Betley family; in 1282 they held it by service of one penny rent per annum, but by 1307/8 there were no services due<sup>36</sup>. In 1298/9 the de Audley's held 'two-thirds of the vill of a certain Henry de Betteleye'; this is not repeated elsewhere but if it is to be trusted it may suggest that the de Betley family still retained an active interest in the manor<sup>37</sup>. In 1389 the de Betley family were described as lords of the manor and it is therefore possible that they held a manor house in the town (cf. 2.4.1.3)<sup>38</sup>. The de Betley family are not recorded after the end of the medieval period (cf. 2.5.1.1)<sup>39</sup>.

#### 2.4.1.3 Settlement and town plan

The location of the earliest settlement, which may date from the early medieval period (cf. 2.3.2), within the EUS project area is currently unknown. Map 2 reveals areas of 'Irregular Historic Plots' within the settlement form which could relate to areas of early occupation; particularly that located adjacent to the medieval church along The Butts (although the origins of the latter are also unclear (cf. 2.4.3)). The area identified along Main Road as HCT 'Irregular Historic Plots' is somewhat more ambiguous as it could equally represent degraded burgrave plots (see below) or later settlement expansion<sup>40</sup>.

<sup>31</sup> Wedgwood 1908: 240

<sup>32</sup> Speake 1980: 34 and 35; Wedgwood 1908:240

<sup>37</sup> Ibid: 248

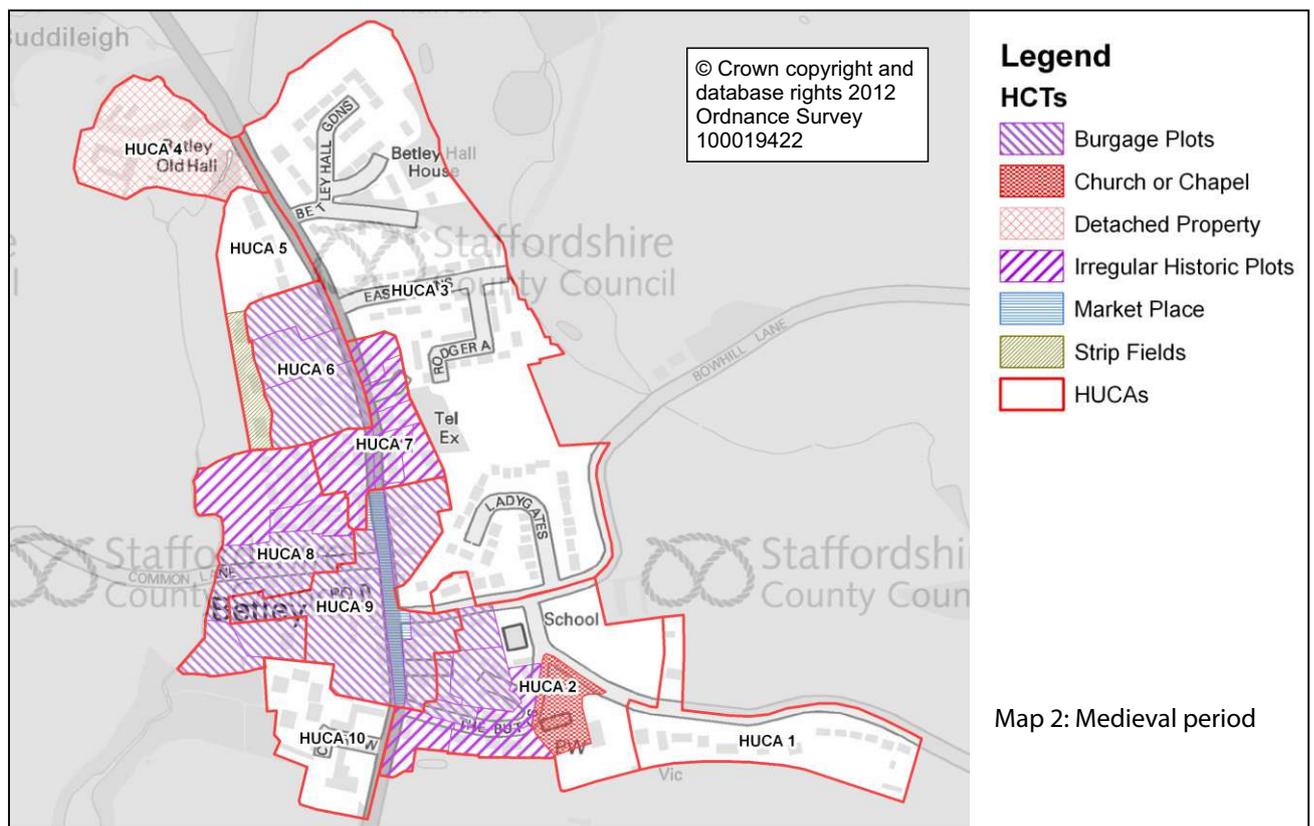
<sup>38</sup> Speake 1980: 40

<sup>39</sup> Ibid: 49

<sup>40</sup> Burgrave Plot: A plot of land longer than it is wide, can include any structures on it. Typical of medieval towns. (Scope note reproduced from the Thesaurus of Monument Types by kind permission of English Heritage. © 2012 English Heritage).

The origins of Betley as a borough are believed to date to circa 1227 when the new lord of the manor, Henry de Audley, was granted a market charter (cf. 2.4.1.2 and 2.4.2.3). The creation of burgage plots formed part of the process of town creation, along with a market place (cf. 2.4.2.3) and are linked to burgage tenure whereby the lord of the manor conferred certain rights to tenants under a town charter in return for a fixed money rent. There is no known town charter for Betley, but medieval documents describe it as a borough as late as the early 15th century and burgage plots were recorded in an inquisition of the de Audley family's estates taken in 1298<sup>41</sup>. Like Kinver, Betley is an example of an undefended linear town plan incorporating the market place within a deliberately widened street. This is the most common medieval town plan form in the country<sup>42</sup>.

The burgage plots are traditionally long and narrow, probably representing the maximisation of rents across the smallest area possible. The areas where traditional burgage plots have been observed within the townscape is shown on map 2 (a comparison with map 8 shows where they survive in the modern townscape). The greatest area lies along Main Street from The Butts northwards; as already mentioned it is not clear on the current evidence whether the area of 'Irregular Historic Plots' could have originated as burgages. However, to the north of this area (HUCA 6) a second area of burgage plots have been identified on the western side of Main Road. This area could represent part of the original town plan or possibly may indicate that expansion occurred at a later (but unknown) date in the medieval period. The clarity of the plan form of the medieval town to the east of Main Road was probably impacted when the landscape park was created (cf. 2.6.1.1 and map 4).



<sup>43</sup> Ibid: 9

<sup>44</sup> Wedgwood 1908: 241-270; Palliser 1972: 68

<sup>45</sup> Palliser 1972: 68

<sup>46</sup> Dyer 2002: 9 and 11; Slater 2007: 32; Langley 2009

<sup>47</sup> Wedgwood 1908: 241-270 ('chief' messuages are recorded at Audley (the Castle), Endon, Alstonefield and Cold Norton.

<sup>48</sup> Speake 1980: 34 and 40

<sup>49</sup> Staffordshire HER: PRN 06945; Speake 1980: 49

The 1298 inquisition identified 29 and half burgages within Betley and there were a further 26 messuages (houses with a plot of land held by different tenure) representing at least 55 households within the town<sup>43</sup>. The understanding of the composition of the settlement is undermined by the fact that both earlier and the equally detailed later inquisitions of the de Audley's estates (taken in 1273, 1276, 1283 and particularly 1308) do not make reference to burgages<sup>44</sup>. The fact that it was described as a borough in 1407-8 may suggest that the inquisitions were either incomplete, (or perhaps only recorded the de Audley's holdings if we accept that they may have only held part of the manor cf. 2.4.1.2) or were inconsistent in what they were recording<sup>45</sup>. However, most commentators do agree that Betley was only temporarily urbanised and this is born out in the fact that there is little evidence for the sub-division of the burgage plots as occurs elsewhere (cf. Kinver)<sup>46</sup>.

### *Manor House*

The inquisitions into the de Audley estates make no mention of a 'capital messuage' or manor house within Betley<sup>47</sup>. This may be because it was always held by the de Betley family as overlords or within the portion of the manor that they may have retained an interest in (cf. 2.4.2.1)<sup>48</sup>. The location of the manor house is traditionally associated with Betley Old Hall lying at the north western end of the town (HCT 'Detached Property' on map 2). Extant fabric within what is now a Grade II\* farmhouse dates to the 15th century (plate 1)<sup>49</sup>.



**Plate 1:** Betley Old Hall

<sup>50</sup> Open Field: An area of arable land with common rights after harvest or while fallow. Usually without internal divisions (hedges, walls or fences). (Scope note reproduced from the Thesaurus of Monument Types by kind permission of English Heritage. © 2012 English Heritage). Piecemeal Enclosure is identifiable by those field boundaries which fossilise the course of the medieval plough (creating a reverse 'S' curve).

<sup>51</sup> Speake 1980: 147 and 152

<sup>52</sup> Ibid: 155; Wade Martins 2007:8

<sup>55</sup> Wedgwood 1908: 248-9; Dyer 2002: 9

<sup>56</sup> Ibid: 235, 248-9

<sup>57</sup> Ibid: 259 (Mercer: trader)

<sup>58</sup> Speake 1980: 168 and 171

<sup>59</sup> Jenkins 1967: 216; Wedgwood 1908: 241

<sup>60</sup> Palliser & Pinnock 1971: 51 (Table 1); Speake 1980: 36

## 2.4.2 Economy

### 2.4.2.1 Agriculture

There is little evidence within the morphology of the field systems as depicted on late 19th century mapping and modern mapping, which represent the enclosure of open fields in the landscape around Betley. The open fields, within Staffordshire had begun to be enclosed incrementally by local landholders during the post medieval period; a process known as 'Piecemeal Enclosure'<sup>50</sup>. An estate map of 1727 recorded field names which potentially may have originated as the names of open fields, particularly 'Town Field' which appears to have still been partly open in the early 18th century<sup>51</sup>. The latter was located on the western side of the town. Other names on this map include Saylor's Field, Wort/ West Field (including Wort/West Field Meadow) and Sandy Field, some or all may have originated in the open field system<sup>52</sup>. There is other evidence for the former open field system consisting of the possible earthwork remains of former ridge and furrow, identified on aerial photographs, located to the south of Betley (beyond the EUS project area)<sup>53</sup>.

The reason that the piecemeal enclosure does not survive in the area around Betley is probably due to the improvements to agriculture in the area undertaken by George Tollett in the late 18th and early 19th century (cf. 2.6.3.1).

The inhabitants of Betley also had access to other resources such as the meadow land (for hay) mentioned in Domesday Book and referenced on the 1727 estate map (nb. Wort/West Field Meadow). Woodland was also recorded in Domesday Book as a component of the manor to which the inhabitants may have had access for pasture or for building materials. The presence of woodland may also be implied in the late 13th century from the name of one of the tenants 'Wm atte Wood'<sup>54</sup>.

A small area of common land (for pasture) is marked on Yates' map of Staffordshire (1775) to the west of Betley; the area still being known as Betley Common.

### 2.4.2.2 Economy/Industry

Documentary records, particularly the inquisition into the de Audley family's estate in 1298, give some indication of the possible trades being undertaken in the town. This document notes a shoemaker (le Corveysor), an arrowsmith, a goldsmith, a fisher (le peccher) and a salter (le soltare)<sup>55</sup>. Another surname occurring in the inquisition is 'le Throwere' which may be a reference to a potter in the town<sup>56</sup>. In the 1307/8 inquisition Richard le Mercer is recorded, supporting the importance of commerce within the settlement<sup>57</sup>. The names suggest a diversity of non-agricultural occupations which confirm evidence of urban life in medieval Betley.

In the wider landscape there was coal mining recorded at Bignall by 1479 (part of the Audley's estates) and ironstone mining and bloomeries at Heighley also in the late 15th century<sup>58</sup>. Two names occurring in Betley in 1298 include Adam Coleman and Ric. Le Blomare which may relate to these industries (or alternatively coleman may relate to charcoal burning rather than mining).

In 1272 there was a fulling mill at Betley suggesting that cloth-making was a feature of the local economy, although it was probably not long-lived (cf. 2.4.2.4)<sup>59</sup>.

### 2.4.2.3 Markets and fairs

Henry de Audley, as lord of the manor, was granted the right to hold a market on a Thursday in 1227<sup>60</sup>. Betley's market place was located on the principal street, Main Road, where burgage plots have previously been identified. There is a clear widening in the road which is still observable in the surviving

<sup>53</sup> Staffordshire HER: PRN 50870

<sup>54</sup> Wedgwood 1908: 248

<sup>61</sup> Slater 2007: 35; Speake 1980: 36  
<sup>62</sup> Palliser & Pinnock 1971: 51 (Table 1)  
<sup>63</sup> Ibid: 60  
<sup>64</sup> Ibid.  
<sup>65</sup> Wedgwood 1908: 241  
<sup>66</sup> Ibid.  
<sup>67</sup> Ibid: 243-259  
<sup>68</sup> Ibid; Riley 1991: 17

<sup>72</sup> Riley 1991: 17  
<sup>73</sup> Wedgwood 1908: 248-9  
<sup>74</sup> Speake 1980: 65  
<sup>75</sup> Dickinson 1970: 256  
<sup>76</sup> White 1834 web viewed 23/10/2012 [www.historicaldirectories.org](http://www.historicaldirectories.org)  
<sup>77</sup> Speake 1980: 65  
<sup>78</sup> Staffordshire HER: PRN 06934

building plots (although the pavements along the street now create a roadway of consistent width)<sup>61</sup>.

The market must have been at least moderately successful as it still existed in 1500<sup>62</sup>. This was despite the fact that the lord of the manor changed the market day to Sunday without the permission of the King who seized it into his own hands<sup>63</sup>. The unlicensed change of day was seen to be to the detriment of Newcastle's market<sup>64</sup>.

#### 2.4.2.4 Watermills and fisheries

The earliest reference to watermills at Betley occurs in an inquisition of the de Audley estates in 1272-3<sup>65</sup>. De Audley is stated as holding 'the two parts of two mills...and two-thirds of one fulling mill'<sup>66</sup>. The evidence may imply three separate mill buildings although it is possible that the reference is to the pairs of millstones housed in one or two buildings. The fulling mill is not recorded again in the de Audley inquisitions of the late 13th and early 14th century perhaps suggesting that the venture was unsuccessful. There are further references to two watermills in the later inquisitions (from 1282/3 to 1307/8)<sup>67</sup>. The inquisition undertaken in 1298/9 names the mills as 'Bodiley Mulne' (probably located at Buddleigh just to the north of Betley) and 'Gulnerdene Mulne' (the location of which has not been identified)<sup>68</sup>. Tax lists for 1327 and 1332-3 record a miller within Betley<sup>69</sup>.

Fisheries are also recorded in the inquisitions; in 1272/3 where there is a reference to a fishery in the 'great mere' (presumably Betley Mere lying less than 1km to the south west of the town)<sup>70</sup>. Later there are references to the lord holding a fishery 'of the marsh' (again presumably Betley Mere), but later to two meres (sometimes lakes)<sup>71</sup>. The location of the second mere (or lake) is unknown, but it has been suggested that the extant lake, which

formed part of the parkland of New Betley Hall, may have had its origins in this lake (cf. 2.6.1.1)<sup>72</sup>. One of the inhabitants of Betley recorded in 1298 was Adam le Peccher (the fisher)<sup>73</sup>.

#### 2.4.3 Religion

The origins of the church in Betley are unclear; the earliest reference may be to a grant of land given to 'The Blessed Mary of Betley' in 1125<sup>74</sup>. In 1162 Betley was listed as one of the dependencies of Trentham parish church which was being confirmed in the possession of Trentham Priory by the pope; perhaps also suggesting a chapel existed by this date<sup>75</sup>. However, in the 19th century it was believed that the church of Betley belonged to Ranton Abbey. Another historian states that a chapel of ease was established in Betley in the early 13th century, whose mother church was Audley and that this had been initiated through an endowment by Hulton Abbey<sup>77</sup>.

The Grade I Listed St Margaret's church principally dates to circa 1500 and no earlier medieval fabric has so far been identified with the exception of the probable 13th century font. However, the extant church is believed to stand on the site of the earlier church of 13th century origin<sup>78</sup>.

#### 2.4.4 Communications

The north-south route along which the medieval town was laid out led southwards ultimately to Newcastle-under-Lyme (via Keele) and north west towards Crewe, Cheshire. The town therefore formed a link in the wider economic landscape of the period.

<sup>69</sup> Wrottesley (ed.) 1886 and Wrottesley (ed.) 1889 both viewed on 06/11/2012 on British History Online <http://www.british-history.ac.uk> (Johe' Molendinario in 1327 and Joh'ne le Muleward in 1332-3)

<sup>70</sup> Wedgwood 1908: 241

<sup>71</sup> Ibid: 246, 248, 259 and 268

## 2.5 Post Medieval (1500 to 1699)

### 2.5.1 Settlement

#### 2.5.1.1 Lordship

In 1547 a third of Betley manor was granted to William Egerton, whose family had been settled at Wrinehill to the south of Betley since circa 1400<sup>79</sup>. In 1552 all rights to the manor including a toft, two watermills, 60 acres of land and the rents were granted to him by John Machell and his wife Joan<sup>80</sup>. The Egertons were involved in expanding their estates and their influence during this period and this is in part expounded by the extensions and internal remodelling of their seat at the Grade II\* Listed timber framed Betley Old Hall in the late 16th and early 17th century<sup>81</sup>.

A second estate was developed focused to the south of the town during the late 17th century. What was eventually to become known as Betley Court was bought by John Cradock from the Saxon family in 1686<sup>82</sup>. The extant Grade II\* Listed house was built in 1716, however, stylistically, the Grade II listed dovecote may be earlier suggesting that there was an earlier house located on this site to which it originally belonged<sup>83</sup>. The Hearth tax (1666) records support this suggesting a property of four hearths was occupied by the Saxon family; this property has been associated with this site<sup>84</sup>.

#### 2.5.1.2 Settlement and buildings

It is unlikely that the settlement fundamentally expanded during the post medieval period. The evidence from the identified burgage plots confirms that there was no intensification of urban activity through the core (cf. map 2 and map 3)<sup>85</sup>.

The Hearth Tax (1666) identifies the major properties within the settlement by the subdivision of plots within the settlement

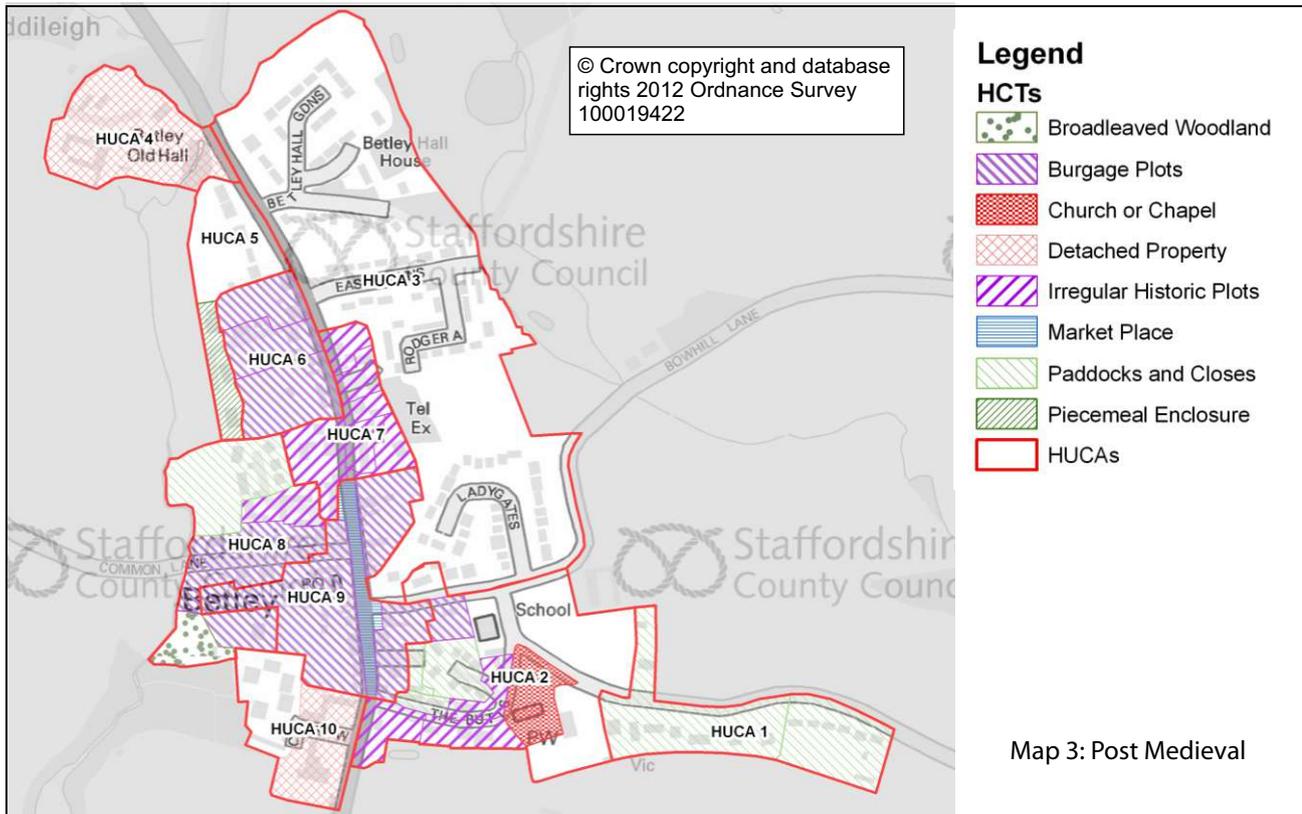
number of hearths. The largest had six hearths and is presumed to have been Betley Old Hall<sup>86</sup>. Another property of five hearths, occupied by a Mrs Elizabeth Egerton (a dowager of the family?) is postulated to have been located on the site of what later became Betley New Hall (cf. 2.6.1.1), although this remains speculative<sup>87</sup>.

#### 2.5.1.3 Buildings

There are nine Grade II Listed buildings within the EUS project area which have been dated to this period. The majority date to the 17th century, but the earliest is the 16th century Laburnum Cottage<sup>88</sup>. All of these properties retain visible timber framing, although some have been partially rebuilt in brick (plate 2). These include The Square largely rebuilt circa 1830 and a cottage adjoining The Beeches which was a late 16th/17th century property rebuilt in brick in the early to mid 18th century (although fragments of timber framing survive to the rear)<sup>89</sup>. The majority of these properties probably originally had thatched roofs, but this material only survives on the property known as Five Steps (plate 2)<sup>90</sup>.

As the substantial rebuilding of the cottage adjoining The Beeches shows there is the potential for earlier fabric to be retained within properties which appear to be of 18th or 19th century date.

<sup>91</sup> Ibid.  
<sup>92</sup> Ibid: 30; Message: A dwelling-house with outbuildings and land assigned to its use. (Scope note reproduced from the Thesaurus of Monument Types by kind permission of English Heritage. © 2012 English Heritage).  
<sup>93</sup> Hunt 2009: 66; Process of clearing woodland (in particular) to expand agricultural land is known as assarting.  
<sup>94</sup> A settlement at Newlands is indicated in documentary records in the 14th century such as in 1320 where "William son of Ralph of Newelond" is recorded (Wrottesley (ed.) 1889a British History Online Web www.british-history.ac.uk



## 2.5.2 Economy

### 2.5.2.1 Agriculture

There is little recorded information about the nature of agriculture around Betley during this period. There is some evidence to suggest that part of the open field system may still have been operating, but this is unsubstantiated (cf. 2.4.2.1).



**Plate 2:** Timber-framed cottages in Main Street (including Five Steps second from right)

### 2.5.2.2 Economy/Industry

There is similarly little evidence for the kinds of occupations which may have been active within the settlement during the period. It is likely that agriculture still dominated the local occupations, but it is possible that as the market appears to have still been active during the period that commerce continued to contribute to the local economy. Thomas Pauley, whose will is dated 1638, may be typical of sections of society in the town; Pauley combined his trade as a shopkeeper and draper with being a small-time farmer<sup>91</sup>.

Within the wider landscape there was a refinery forge at Tib Green on the Checkley Brook by 1619<sup>92</sup>.

### 2.5.2.3 Market/fairs

The market was being held on a Thursday by 1500 and during the 17th century was considered an active market town<sup>93</sup>.

**Plate 3:** St Margaret's Church



### 2.5.3 Religion

The core of the Grade I St Margaret's church dates to circa 1610 with later additions; the work is believed to have been undertaken by the Egerton family as lords of the manor (plate 3)<sup>94</sup>. It is currently built of sandstone ashlar which encased a timber framed core; the timber arcades are believed to date to an earlier period (circa 1500)<sup>95</sup>.

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

### 2.6.1 Settlement

#### 2.6.1.1 Lordship

##### *Betley Hall*

The manor was sold to the Tollet family in 1718 who initially had their seat at Betley Old Hall<sup>96</sup>. In the late 18th century Charles Tollet was responsible for the construction of Betley New Hall located on a site on the opposite (eastern) side of Main Road and was probably also instrumental in laying out the associated parkland (cf. HUCA 3)<sup>97</sup>. In 1796 the estate passed to a distant relative George Embury who changed his name to George Tollett (IV) and was to have a significant influence upon the landscape around Betley (cf. 2.6.3.1)<sup>98</sup>. In

1834 George Tollett was described as the lord of the manor and he held much of the land along with two other large landholders Sir T. F. F. Boughey (of Aqualate Hall see below) and the Earl of Wilton whose holding included Betley Mere<sup>99</sup>. George Tollett died in 1855 and from this date the influence of Betley Hall over the manor declined. By 1861 the Betley New Hall was occupied by Samuel Hope who was probably a tenant<sup>100</sup>. By the end of the 19th century Charles Wigley Wickstead was described as the lord of the manor (a descendant of George Tollett) although he was not resident in the county<sup>101</sup>. Mrs Wickstead the widow of Charles Wickstead who had died in 1895 lived at Betley New Hall into the early 20th century<sup>102</sup>.

##### *Betley Court*

John Cradock (IV) built the Grade II\* listed Betley Court in 1716 and was probably also responsible for establishing the park (plate 4). The landscape park was designed in the late 18th century by William Eames (probably under Anatasia Fenton, John Cradock's daughter)<sup>103</sup>. The former Grade II Listed coach house and stable block, which lies adjacent, dates to the mid 19th century (cf. HUCA 10)<sup>104</sup>.

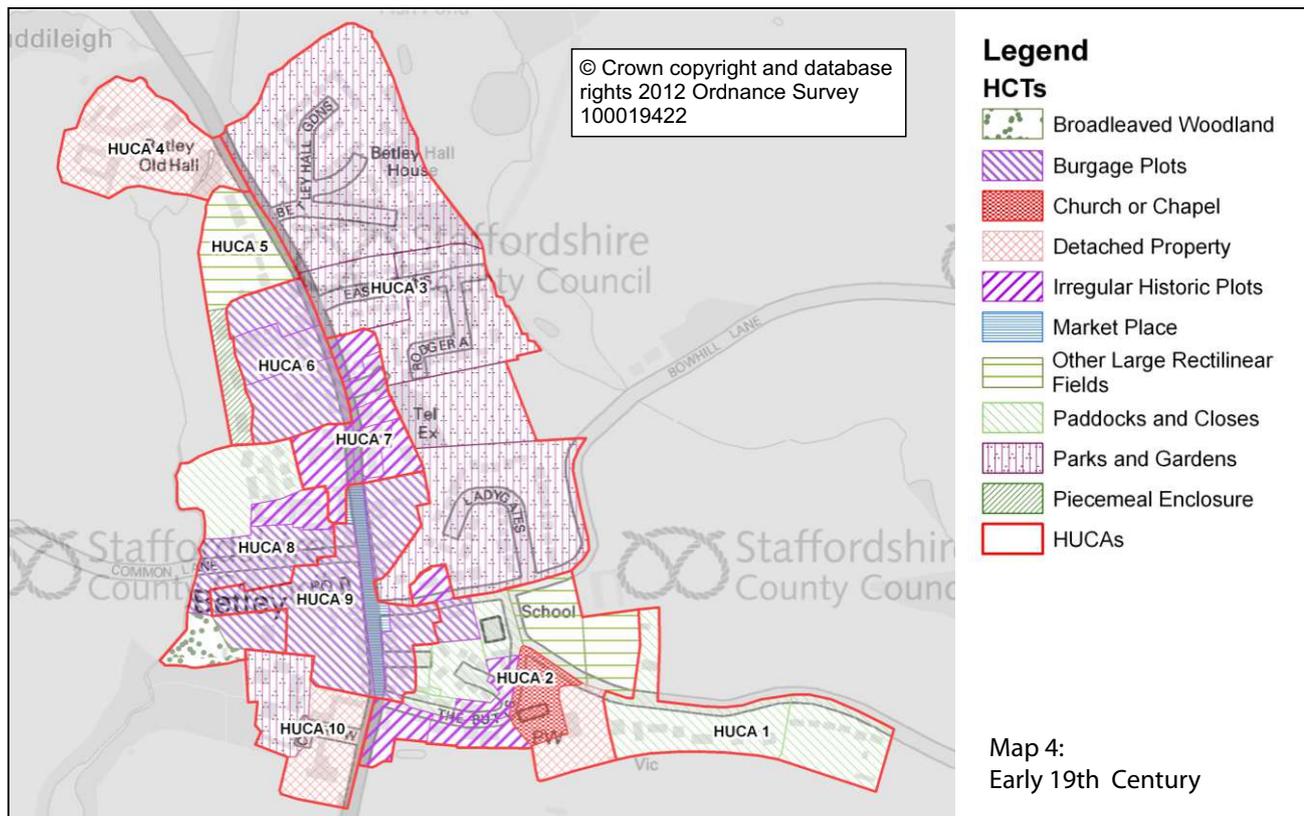
The estate passed through the female line and in 1807 took on the name it still holds, Betley Court. At this point it was held by Sir Thomas Fletcher, the husband of the heir<sup>105</sup>. Fletcher purchased Aqualate Hall, Staffordshire (lying to the east of Newport, Shropshire) for his son John who took on the name Fenton Fletcher-Boughey<sup>106</sup>. Betley Court passed to Sir Thomas' daughter Elizabeth following his death in 1823; she married Francis Twemlow. The Twemlow family were still occupying Betley Court into the early 20th century<sup>107</sup>. However, presumably the land which was associated with the estate was inherited by her brother and his descendants as the Boughey's are recorded as being one of the principal landowners in 1834 and 1896<sup>108</sup>.

<sup>105</sup> Speake 1980: 121

<sup>106</sup> Ibid.

<sup>107</sup> Ibid: 121 and 125

<sup>108</sup> White 1834 and Kelly 1896 both on Historical Directories Online viewed 23/10/2012 [www.historicaldirectories.org](http://www.historicaldirectories.org)



**Plate 4:** Betley Court



<sup>109</sup> Ibid.  
<sup>110</sup> Speake 1980: 177  
<sup>111</sup> White 1834 and White 1851 both on Historical Directories Online viewed 23/10/2012  
[www.historicaldirectories.org](http://www.historicaldirectories.org)  
<sup>112</sup> Staffordshire HER: PRN 51887; Kelly 1896 Historical Directories Online viewed 23/10/2012  
[www.historicaldirectories.org](http://www.historicaldirectories.org)  
<sup>113</sup> Speake 1980:180; White 1851 Historical Directories Online viewed 23/10/2012  
[www.historicaldirectories.org](http://www.historicaldirectories.org)  
<sup>114</sup> Speake 1980: 184

### 2.6.1.2 Town and buildings

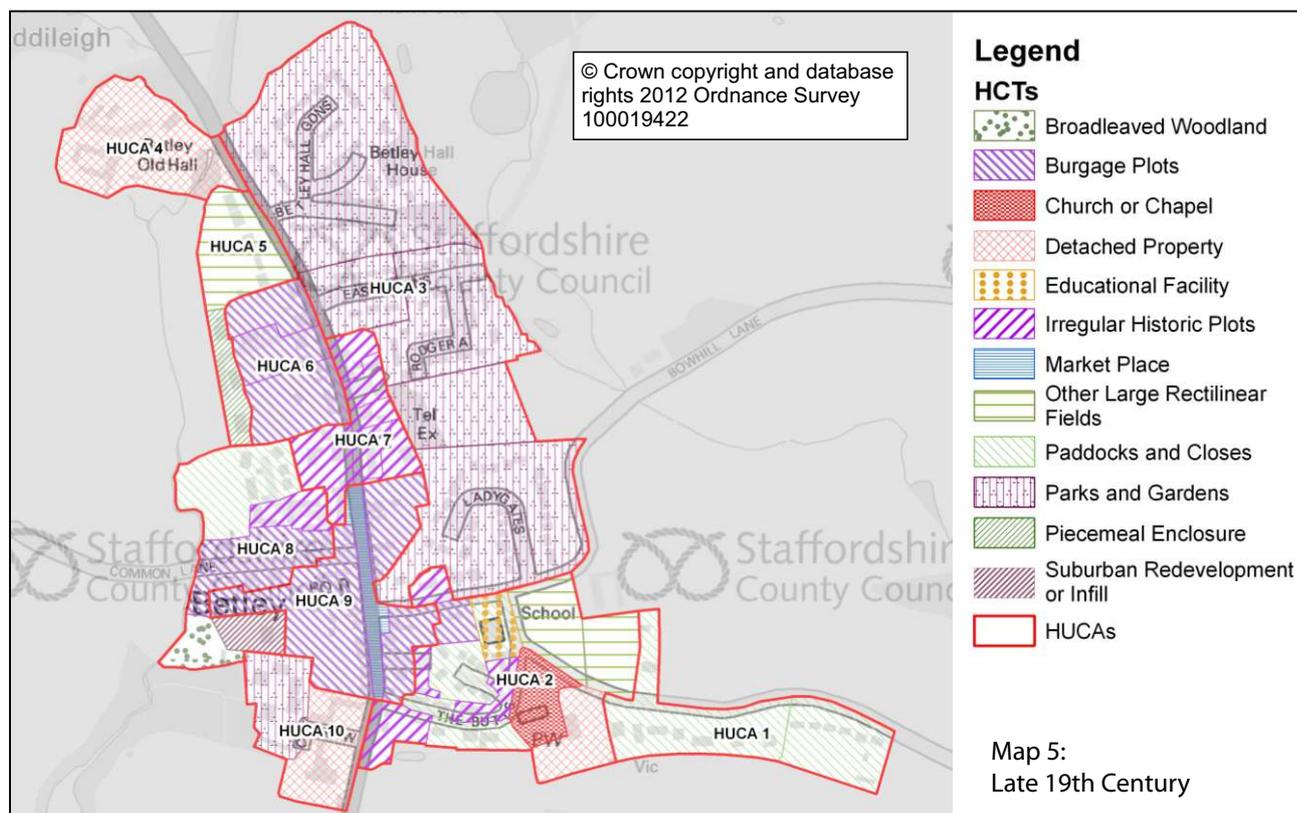
A comparison of maps 3, 4 and 5, reveal that there has been very little change to the overall plan form within this period. The main changes have been the construction of the school and some redevelopment to the rear of the western side of Main Road by the late 19th century (HCT 'Education Facility' and 'Suburban Redevelopment and Infill' on map 5). In 1834 it was described as 'a small and pleasant market town with one wide street ... the appearance of the houses is uncommonly neat'<sup>109</sup>.

Other than those buildings associated with Betley Old Hall or Betley Court there are 15 Listed buildings of the period within the settlement. The majority (10) date to the 18th century, but all are predominantly constructed of red brick. Other historic buildings survive within the settlement, some of which are locally listed, which also contribute to the historic character.

### 2.6.2 Education

The first reference to a school in Betley occurs in the early 18th century<sup>110</sup>. In the 19th century there were a number of schools including an endowed school which was rebuilt in 1826 and which by 1851 was operated as a National School<sup>111</sup>. The extant school (Betley CE (VE)) was built in 1854 originally as a National School and presumably replaced the earlier buildings (cf. HUCA 2; plate 5)<sup>112</sup>.

There were also several dame schools one of which was established in 1822; by 1851 there were three; one of which took boarders<sup>113</sup>. There was also a boarding school for girls, Betley Ladies College, which had been established in Croft House by 1870<sup>114</sup>.



<sup>115</sup> Wade Martin 2007: 7; Speake 1980: 147  
<sup>116</sup> Kelly's 1896 Historical Directories Online viewed 23/10/2012  
[www.historicaldirectories.org](http://www.historicaldirectories.org)  
<sup>117</sup> Speake 1980: 147 and 153 (Glebe: church land used to support the clergy)

<sup>118</sup> Wade Martin 2007: 8; Speake 1980: 95 and 156  
<sup>119</sup> Hislop et al 2007: 4; Riley 1979: 93; Staffordshire HER: PRN 13148  
<sup>120</sup> Ibid: 22  
<sup>121</sup> Wade Martin 2007: 8, 11 and 12  
<sup>122</sup> Speake 1980: 95  
<sup>123</sup> White 1851  
<sup>124</sup> Kelly 1896 Historical Directories Online viewed 23/10/2012  
[www.historicaldirectories.org](http://www.historicaldirectories.org)  
<sup>125</sup> Ibid.

## 2.6.3 Economy

### 2.6.3.1 Agriculture

Cattle, sheep and dairying were an important part of the agricultural economy of the wider landscape; the limited evidence available suggests that arable was declining in importance<sup>115</sup>. This is supported by the apparent disappearance of a number of mills during the 18th century and the establishment of three cattle fairs in Betley during the 19th century (cf. 2.6.3.3 and 2.6.3.5). By the end of the 19th century wheat and grass were considered to be the principal components of the agricultural economy<sup>116</sup>.

During the earlier 18th century there are references to enclosures being made upon Town Field and to the enclosure of Betley Common as glebe<sup>117</sup>. The enclosures in Town Field in particular probably represent a change in emphasis from arable to pasture which was occurring elsewhere in England at a similar period.

Plate 5: Betley Primary School



The person credited with making the most significant contribution to the rural economy in the late 18th and early 19th century, not only in Betley, but elsewhere in north Staffordshire is George Tollet IV. He formed part of a network of gentry families devoted to

agricultural improvement during the period. Most notable among this group and a leading proponent of agricultural reform (principally in the areas of grasses and animal husbandry) was Thomas William Coke (later the Earl of Leicester) of Holkham Hall, Norfolk<sup>118</sup>. Tollet built the Grade II\* Listed model farm at Betley Old Hall in the early 19th century, possibly by 1817<sup>119</sup>. It was specifically designed to accommodate the differing needs of cattle and sheep; his particular interest was Merino sheep<sup>120</sup>. A watermill formed part of the model farm complex which was used to power the new machinery that was to revolutionise farming during the 19th century. The innovation of harnessing water to power machinery was also being carried out on the Shugborough estate (near Stafford) which was owned by Coke's son-in-law, Lord Anson, suggesting a pooling of knowledge<sup>121</sup>.

Furthermore Tollet became agricultural adviser to several other large land owners in the area including Josiah Wedgwood at Maer, Staffordshire and to Lord Crewe<sup>122</sup>.

### 2.6.3.2 Economy/Industry

The 19th century trade directories give a picture of the non-agricultural occupations being carried out within Betley. In 1851 there were three inns as well five shopkeepers (two of whom were also bakers). Other trades included a blacksmith, three boot and shoe makers, two plumbers, painters and glaziers (of the same family), three tailors and two wheelwrights<sup>123</sup>. By the end of the 19th century the trades had diversified to include a market gardener, druggist, saddler and harness maker as well as a bricklayer<sup>124</sup>. There were a number of other professions including two surgeons, a land agent and an assistant overseer<sup>125</sup>.

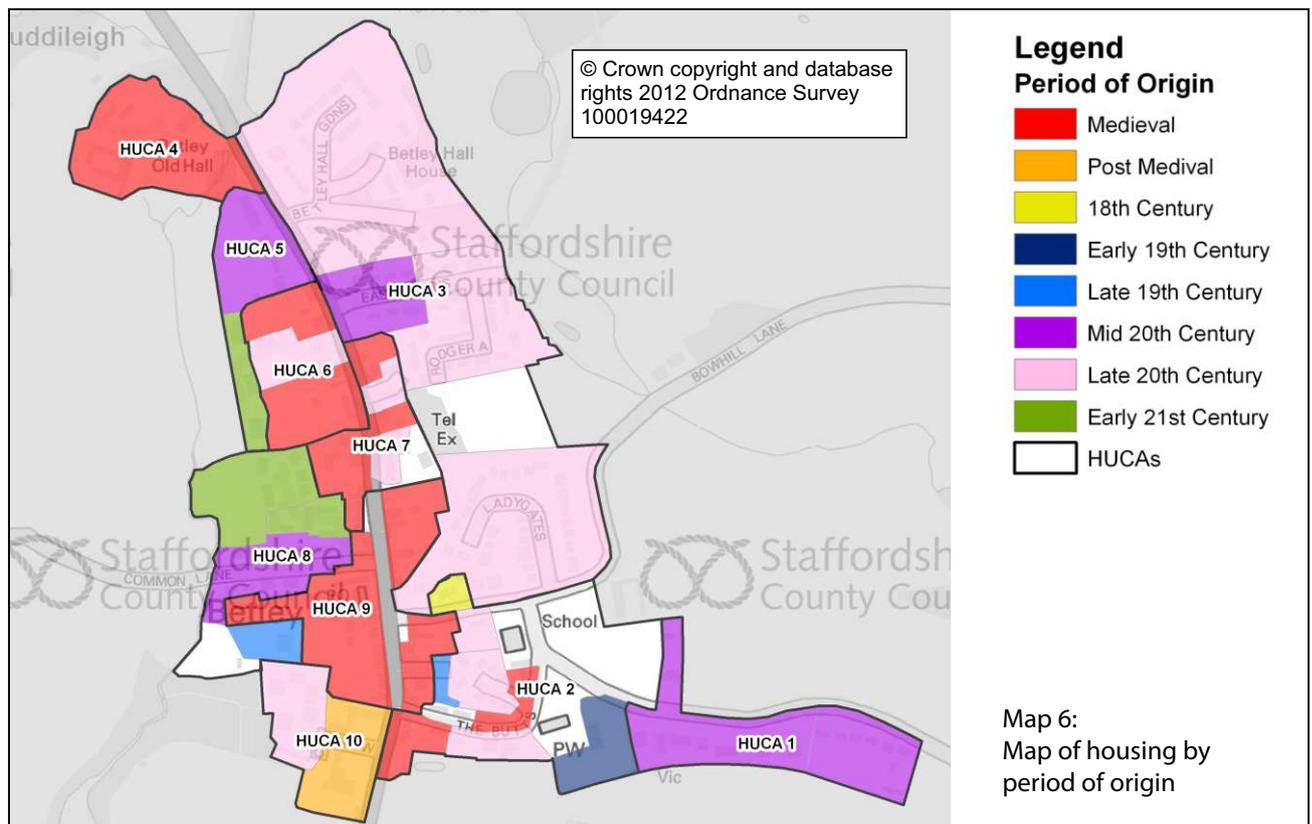
<sup>126</sup> Currie 1979: 92; White 1834 Historical Directories Online viewed 23/10/2012 [www.historicaldirectories.org](http://www.historicaldirectories.org)  
<sup>127</sup> Kelly's 1896 Historical Directories Online viewed 23/10/2012 [www.historicaldirectories.org](http://www.historicaldirectories.org)  
<sup>128</sup> White 1834 and White 1851 both on Historical Directories Online viewed 23/10/2012 [www.historicaldirectories.org](http://www.historicaldirectories.org)  
<sup>129</sup> Riley 1991: 17  
<sup>130</sup> Ibid: 18; Hislop et al 2007: 4

<sup>131</sup> White 1834 Historical Directories Online viewed 23/10/2012 [www.historicaldirectories.org](http://www.historicaldirectories.org)

### 2.6.3.3 Markets and fairs

Betley's market had apparently ceased by the 1790s, although in 1834 it was described as being 'of such trivial consequence that it may be said to be obsolete' perhaps suggesting periods of activity and decline over a longer period<sup>126</sup>. It was still described as obsolete in 1896<sup>127</sup>.

There was a yearly cattle market by 1834, which was about to become bi-annual with a third being added by 1851. The success of the cattle fair is probably related to the pre-dominantly pastoral economy of the surrounding landscape at this date (cf.2.6.3.1)<sup>128</sup>.



Map 6:  
Map of housing by period of origin

Two mills are recorded in an agreement dated 1725, Betley Mill and Bowsey Wood Mill, but the precise location of them is unknown<sup>129</sup>. Neither appears to have existed by the late 18th century, perhaps reflecting the decrease in arable agriculture in the wider landscape during this period.

George Tollett IV however did build a watermill as part of his early 19th century model farm at Betley Old Hall which he used to drive a threshing machine and other equipment<sup>130</sup>. The early mechanisation of the farming practices at this farm further reflect the importance of George Tollett's (IV) role as an agricultural reformer during this period.

## 2.6.4 Religion

### 2.6.4.1 Anglican Churches

St Margaret's church underwent a number of alterations and rebuilding episodes during the period. The earliest is the rebuilding of the church tower in 1713<sup>131</sup>. The church was heavily

<sup>132</sup> Ibid; Staffordshire HER: PRN 06934  
<sup>133</sup> Kelly's 1896 Historical Directories Online viewed 23/10/2012  
[www.historicaldirectories.org](http://www.historicaldirectories.org)  
<sup>134</sup> White 1834 Historical Directories Online viewed 23/10/2012  
[www.historicaldirectories.org](http://www.historicaldirectories.org); The Conservation Studio 2008: 19; Staffordshire HER: PRN 55065  
<sup>135</sup> Speake 1980: 81  
<sup>136</sup> Higgins 2008: 142  
<sup>137</sup> Ibid: 28 and 219

<sup>140</sup> Ibid: 125  
<sup>141</sup> Ibid: 125  
<sup>142</sup> Ibid: 81  
<sup>143</sup> Ibid: 7

restored and rebuilt in stone by Scott and Moffat between 1841 and 1842<sup>132</sup>. The nave was apparently restored in 1872<sup>133</sup>.

The former vicarage stands to the rear of the church and existed by at least 1834 (cf. HUCA 2)<sup>134</sup>.

#### 2.6.4.2 Non-Conformism

The Wesleyan Methodists founded a society at Betley in 1803 and built their first chapel in 1808 which stood off Main Road (cf. HUCA 9)<sup>135</sup>. The chapel was demolished in the late 20th century.

### 2.6.5 Communications

#### 2.6.5.1 Roads

A turnpike road (established by the Newcastle-under-Lyme and Nantwich turnpike trust) passes north-south through Betley (now the A531) and was in existence by 1788<sup>136</sup>. A Grade II Listed milepost survives on this route within the settlement and was probably manufactured in circa the 1870s<sup>137</sup>.

#### 2.6.5.2 Railways

The nearest railway station to Betley was located approximately 6km to the north east at Audley on the Audley Branch of the North Staffordshire railway which existed by 1851<sup>138</sup>.

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

The two great estates of Betley New Hall and Betley Court declined rapidly during the 20th century. The Betley Hall estate was split up and sold in the early 20th century; the New Hall being abandoned so that by circa 1980 all that remained was the 'crumbling shell of the entrance hall'<sup>139</sup>. Betley Court continued to be occupied by members of the Fletcher-Twemlow family until 1940 when it was used initially as a Red Cross Hospital and from 1943

as a rehabilitation centre before also being abandoned<sup>140</sup>.

Change in the form of housing expansion began to occur from the mid 20th century when houses were constructed along a number of the roads leading into and around the town (cf. map 6). Large detached and smaller semi-detached properties were built along the southern side of Church Lane; large detached houses were built either side of Common Lane and finally housing was constructed as infill between the historic core of the village and Betley Old Hall (cf. map 6 and map 7).

The abandonment of Betley New Hall opened up opportunities for a greater period of housing expansion in the late 20th century when Betley Hall Gardens was laid out on the site of the New Hall and Lakeside, Rodgers Avenue and Ladygates were built upon a small part of the former landscape park.

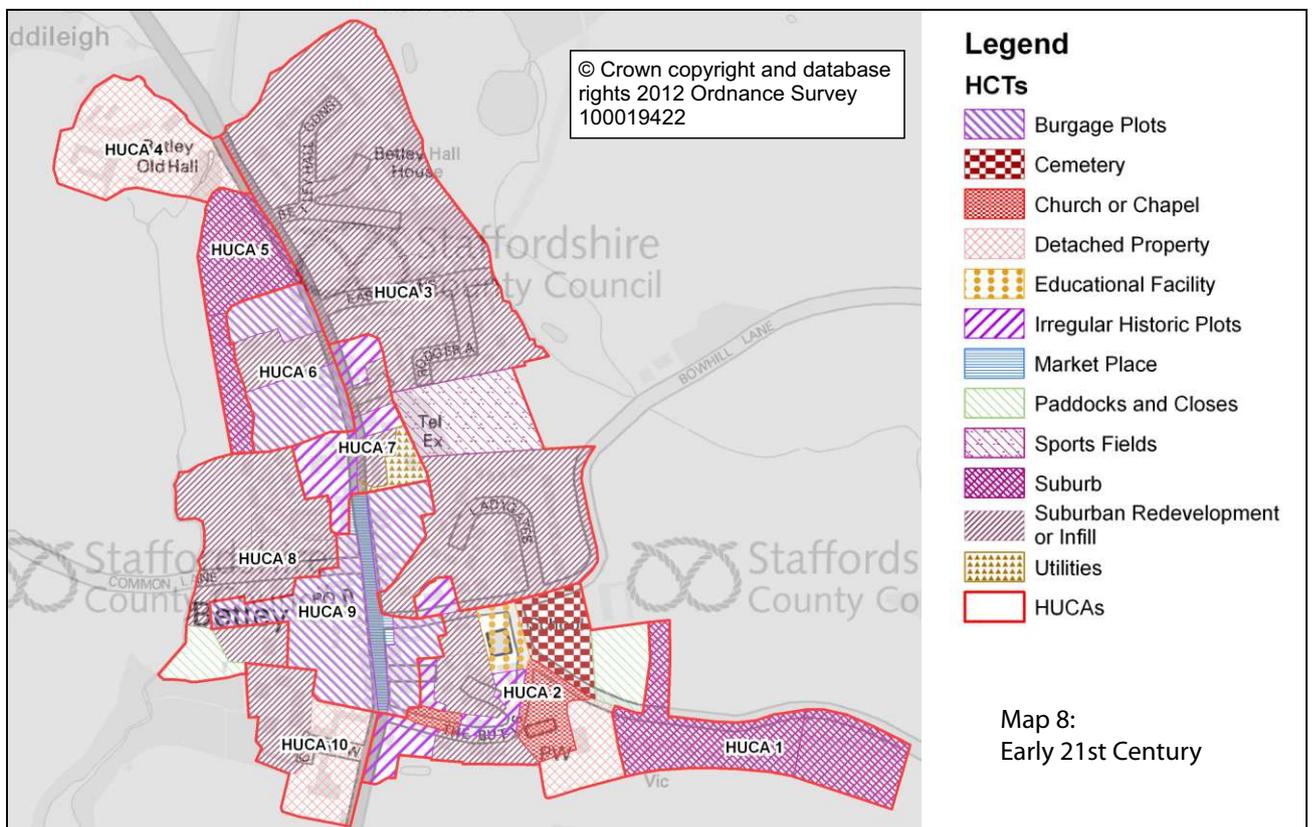
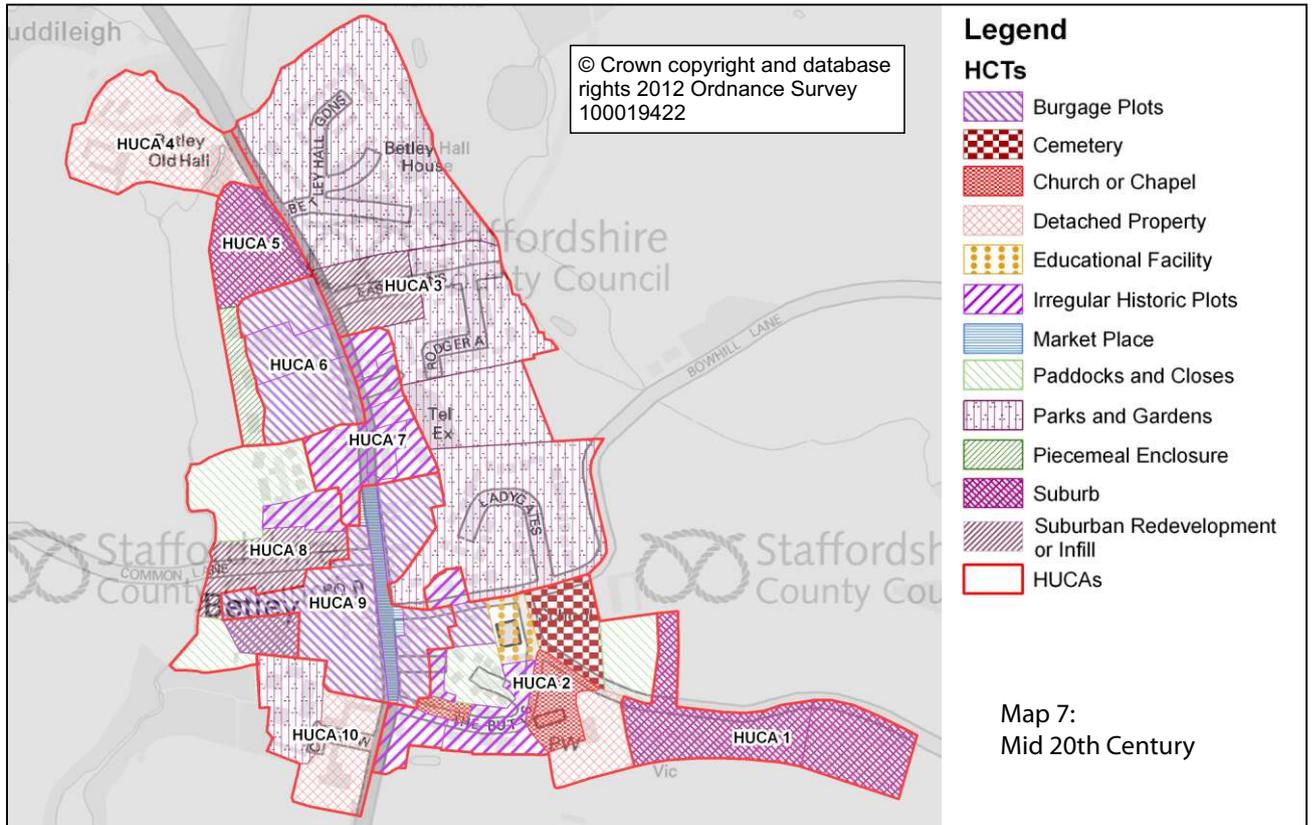
Betley Court, unlike the New Hall, survives despite being empty for many years; it was converted to flats in 1977 and the associated Grade II Listed stable block has also since been converted to domestic accommodation<sup>141</sup>.

The mid 19th century Methodist Church was replaced by a new building on a new site on The Butts in 1902. The early 20th century chapel, built by R. Matthews of Nantwich, survives and was converted to domestic use in the late 20th/early 21st century<sup>142</sup>.

In 1980 it was noted that many of the inhabitants both worked and shopped in neighbouring Cheshire towns<sup>143</sup>.

<sup>138</sup> White 1851 and Kelly's 1896 both on Historical Directories Online viewed 23/10/2012 [www.historicaldirectories.org](http://www.historicaldirectories.org)

<sup>139</sup> Speake 1980: 110



# Part Two: Characterisation and Assessment

## Section Summary

- ◆ The legible historic character of the planned medieval town survives principally within **HUCA 6** and **HUCA 9** where burgage plots have been observed with a market place lying at the heart of the latter. Further early settlement is evident within **HUCA 2**, where the Grade I Listed St Margaret's Church lies within its churchyard, and **HUCA 7**. Later housing in **HUCA 8** was built upon the backplots of earlier settlement which had formed part of the medieval town.
- ◆ The Grade II\* Listed Betley Old Hall lies at the northern end of the EUS project area (**HUCA 4**) and the Grade II\* Listed Betley Court lies at its southern end (**HUCA 10**). The former represents the site of the medieval manor house and later formed the farmhouse to George Tollet IV's model farm. This red brick structure is an important link in understanding the agricultural revolution of the late 18th/early 19th century. Betley Court and its Grade II Listed stable block and coach house are all built of red and blue bricks and make a significant contribution to the local historic character.
- ◆ Timber framing makes a significant contribution to the built character of **HUCA 4**, **HUCA 6**, **HUCA 7** and **HUCA 9**. Betley Old Hall is the oldest known property within the EUS project area dating to the mid 15th century. The remaining, more modest, timber framed properties are post medieval in date; all but one being of one and half storeys. The earliest of these smaller timber framed buildings dates to the 16th century. Many of these properties are still wholly timber framed, but it also survives in gable ends within other properties which are otherwise built or rebuilt in brick. Other properties apparently built of brick have also been identified as having the potential to retain earlier timber framing within their structures. Timber framing is also legible within **HUCA 2** in the nave of the Grade I Listed St Margaret's Church.
- ◆ Within the above named HUCAs the change in building material from timber to red brick is also clearly demonstrated, which had occurred by the 18th century. Three Grade II Listed buildings of 18th century date also represent a change in scale being of three storeys. This may reflect the pervading classical style of architecture where symmetry and order dominate. By the 18th century three storey farmhouses are to be found throughout Staffordshire with the upper floor used not necessarily for servants' quarters but for the storing of produce. A number of properties in Betley, either built or altered in the last decades of the 19th century, are known to have been designed by Robert Griffiths for Thomas Fletcher Twemlow of Betley Court. The Twemlow's interest in the buildings of Betley introduces an estate character into the architectural history of the settlement.
- ◆ Modern development of mid to late 20th and early 21st century date dominates the character of **HUCA 1**, **HUCA 3**, **HUCA 5** and **HUCA 8**. The majority of the development in this period has been of large detached properties perhaps reflecting the rise in Betley's role as a commuter village during this period. The houses in **HUCA 1** originated as ribbon development along a minor road to the east of Betley. Elsewhere the development has largely constituted infilling (including a small portion within **HUCA 7**). The single largest area of housing development, dating to mainly to the late 20th century, occurred in **HUCA 3**. This development was constructed upon the site of Betley New Hall, its stables and walled garden as well

as part of the landscape park. Aspects of the character of the landscape park are fossilised within the HUCA in the form of the mature trees which can clearly be related to areas of woodland on historic maps.

- ◆ The assessment has also identified a high potential for below ground archaeological remains to survive within **HUCA 2, HUCA 4, HUCA 6, HUCA 7, HUCA 9** and **HUCA 10**. Further archaeological potential has been identified within **HUCA 3** and **HUCA 8**. Other sites, currently unknown, also have the potential to survive within the EUS project area.

# 3. Statement of Historic Urban Character

## 3.1 Definition of Historic Character Types (HCTs)

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

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

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

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

Table 1: Periods

## 3.2 Statement of Historic Urban Character (HUC)

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

Each of the statements of HUC is not static and may need to be enhanced or adapted as new information which alters our understanding and perception of each area becomes available<sup>144</sup>.

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

### 3.2.1 Heritage values

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

144 In line with English Heritage 2008: paragraph 38

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

**Table 2:** Heritage values

### 3.2.2 Assessment of value

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

The definition of heritage assets incorporates buildings, monuments (above and below ground archaeology), place, areas, landscapes and townscapes<sup>145</sup>.

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

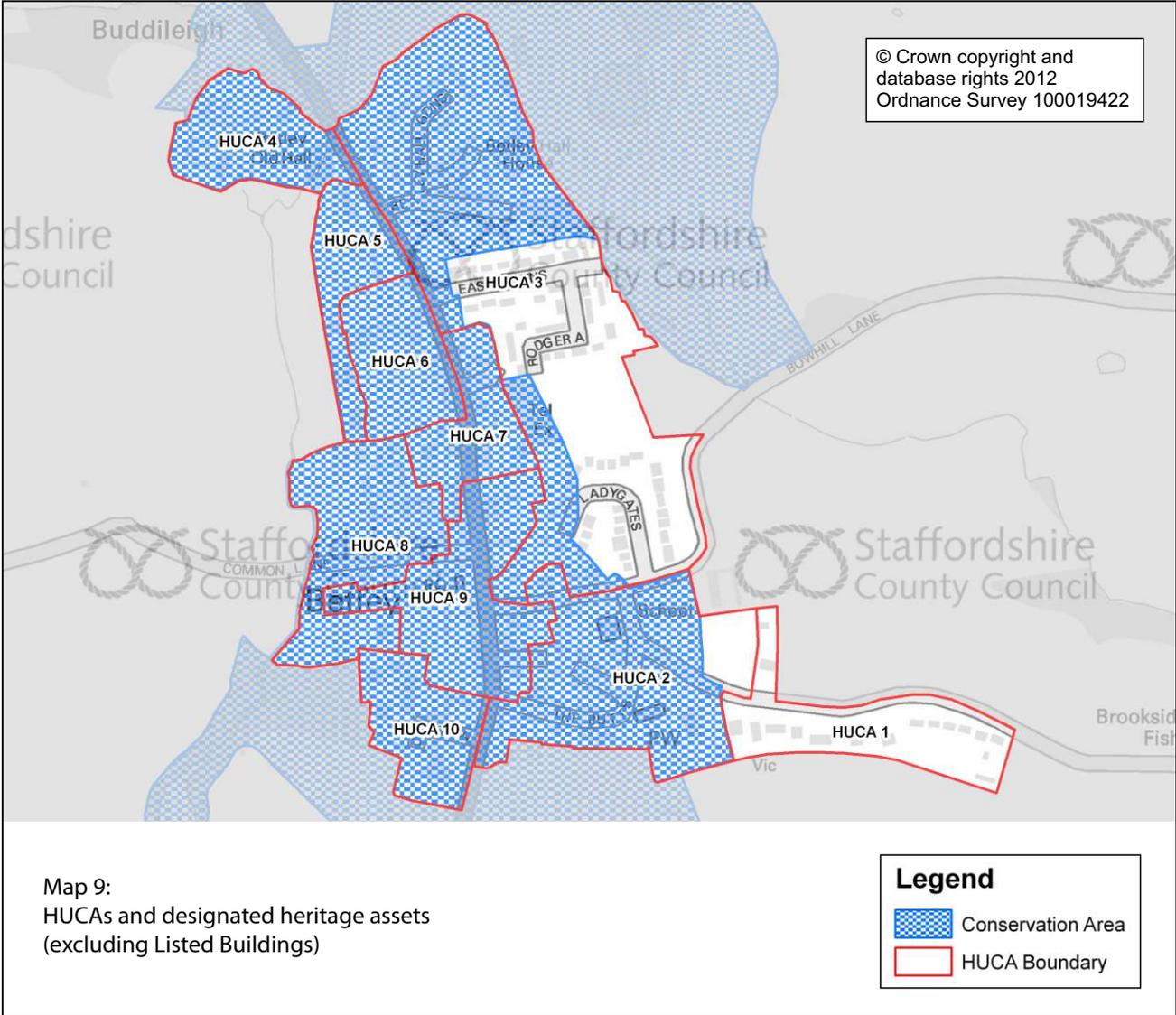
<b>Historical value</b>	<b>High</b>	The legible heritage assets either dominate or significantly contribute to the historic character of each HUCA. There are strong associations between the heritage assets (both tangible and intangible) within the HUCA that are potentially demonstrable and/or the heritage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

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

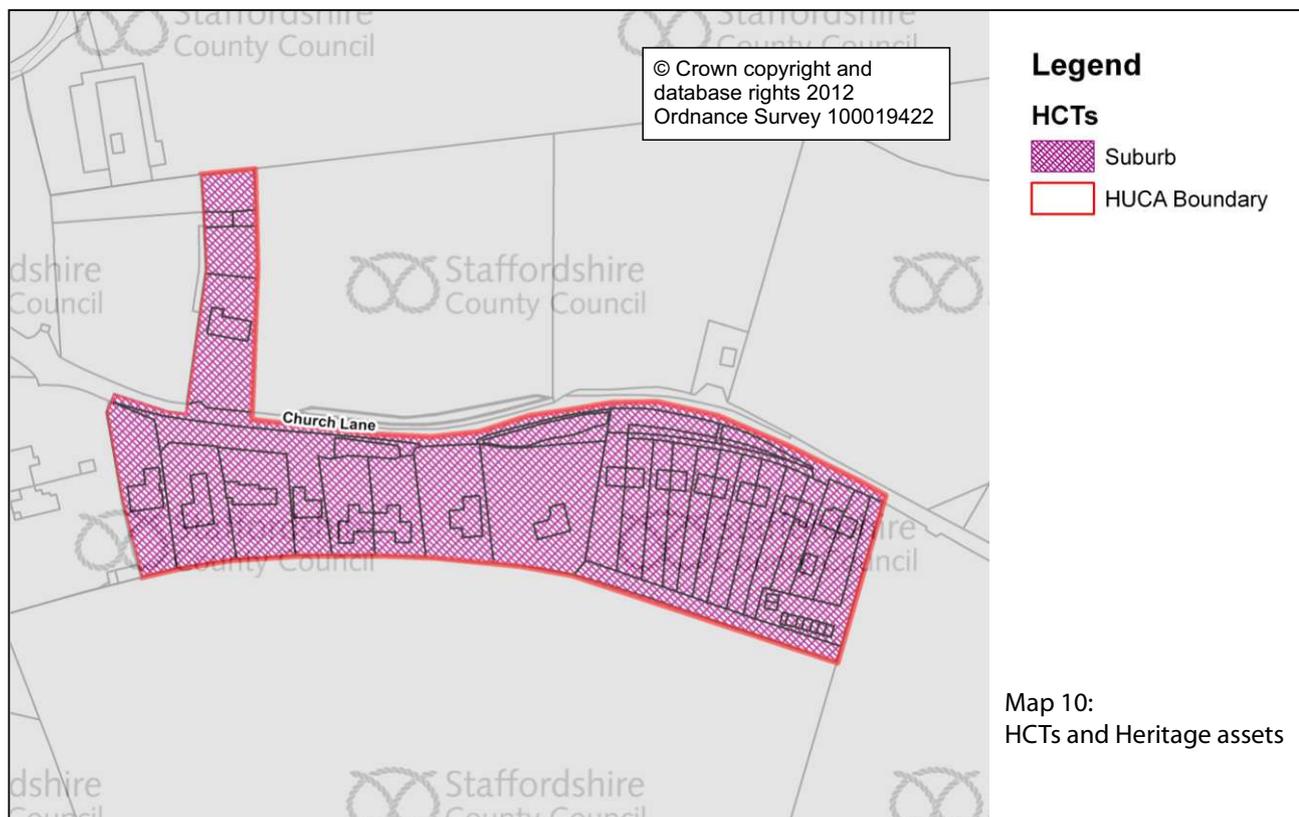
**Table 2:** Assessment of Heritage values

\*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: Church Lane



### 4.1.1 Statement of heritage significance and built character

The housing aligned along the southern side of Church Lane was constructed in the mid 20th century as ribbon development extending out beyond the original settlement envelope (cf. map 10; map 6 and map 7). There is a mix of housing types along the lane. At the far eastern end the houses are smaller and semi-detached in nature standing slightly above the narrow lane; a grass verge and a stone retaining wall line the roadside. Heading west towards Betley itself the houses become larger, mostly detached properties. A number of them are shielded from the road by large grassed banks with the houses located well back from the lane along narrow driveways. The banks get lower the further west you travel and a single house of a similar period has been constructed on the north side of the road.

Church Lane retains much of its character as a narrow country road for at least parts of its length. The central section within the HUCA is enclosed by the large banks on both sides of the road; the land to the north still being fields and lying beyond the EUS project area.

The houses were built upon small fields of unknown origin (HCT 'Paddocks and Closes' on map 3).

### 4.1.2 Heritage values

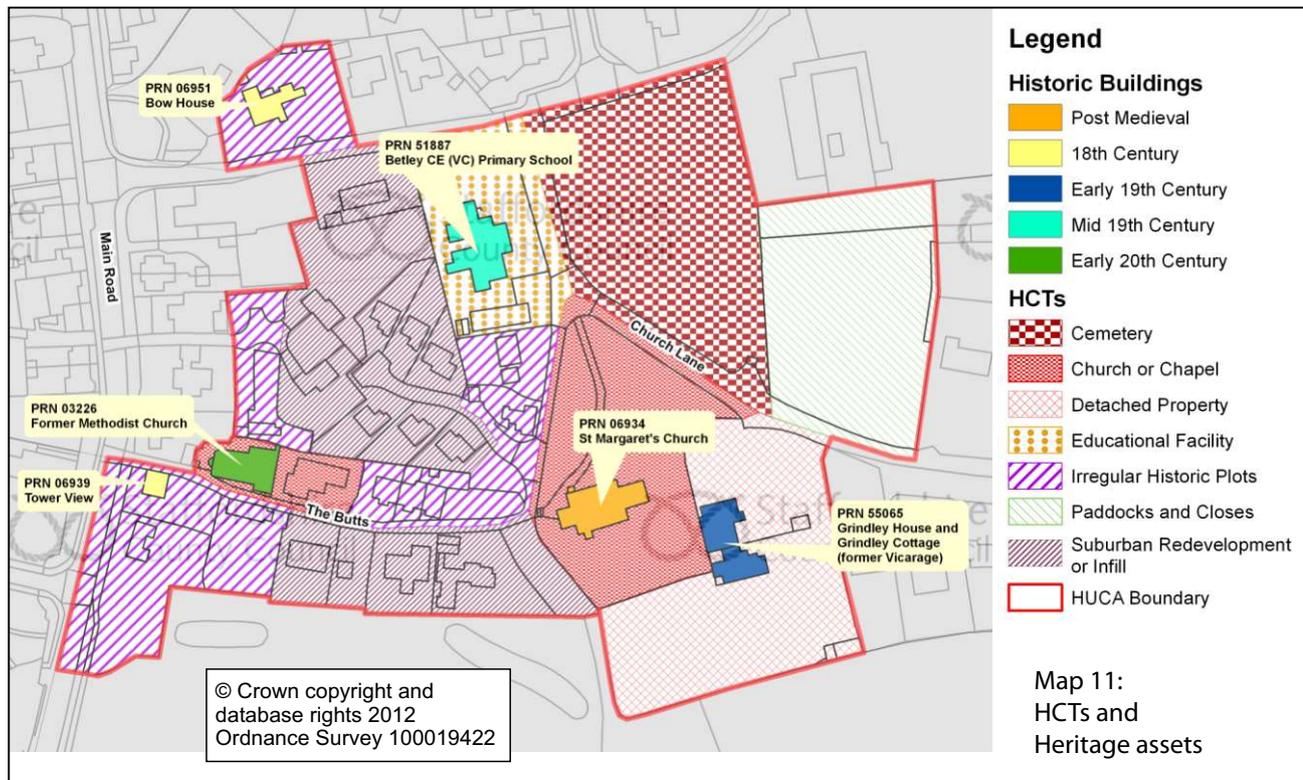
<b>Evidential value:</b> The HUCA lies beyond the historic settlement core of Betley.	<b>Low</b>
<b>Historical value:</b> The built environment of the HUCA represents mid 20th century expansion of Betley.	<b>Low</b>
<b>Aesthetic value:</b> The historic character of Common Lane as a country road is partially retained by the surviving banks which line a section on either side despite the access to the properties to the north.	<b>Medum</b>
<b>Communal value:</b> The HUCA is dominated by a mid 20th century character comprising private dwellings and from a heritage perspective the value is low.	<b>Low</b>

### 4.1.3 Recommendations

The heritage significance and values have identified that the rural character of Church Lane survives to some degree despite the mid 20th century development on its northern side.

- ◆ Seek to retain and enhance the rural character of Church Lane
- ◆ Overall there is a low potential for below ground archaeological deposits to survive within the HUCA. However, further research may alter our understanding of this potential and where development may be deemed to result in the loss of heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance. This is supported in para. 141 of NPPF<sup>146</sup>.

## 4.2 HUCA 2: St Margaret's Church and The Butts



### 4.2.1 Statement of heritage significance and built character

The HUCA is dominated by domestic settlement which originated in a number of different periods; this difference is reflected in the variety of architectural styles on display. Prominent within the HUCA is the Grade I Listed St Margaret's Church whose earliest extant fabric has been dated to circa 1500 (plate 2). The church stands approximately 150m to the east of the main north-south route through the settlement (Main Road). The earliest references to a church appear to date to the 12th century (cf. 2.4.3) prior to the establishment of the borough (cf. 2.4.1.3). Consequently it is possible that the church represents the core of an earlier settlement which was refocused to the west in the early 13th century with the laying out of the market and burghage plots (HUCA). Map 11 and map 2 suggest an irregular settlement pattern opposite to the church and at the junction of The Butts with Main Road (HCT 'Irregular Historic Plots') which potentially dates to the medieval period, although further work would be required to quantify this. The origins of the remainder of the HUCA are less clear. The later settlement within the HUCA notably represented by HCT 'Suburban Redevelopment or Infill' lying to the north of The Butts (including St Margaret's Close) were potentially built over an area of paddocks and may have originated as part of the planned town in the medieval period (cf. area of HCT 'Burghage Plots' on map 2).

On the whole the church can still be said to be located on the periphery of the settlement surrounded by a more rural character, particularly to the south. This is enhanced by the establishment of the cemetery to the north in the mid 20th century which retains original hedgerows as its boundary.

The extant settlement in this HUCA is comprised principally of detached properties, the earliest of which have been dated to the 18th century (cf. map 11 on Church Lane and fronting onto Main Road south of The Butts). These include two Grade II Listed buildings; Tower View, Main Street which has been dated to the mid 18th century and the late 18th/early 19th century Bow House on Church Lane<sup>147</sup>. The former vicarage originated as a large detached house which has since been sub-divided. It lies to the south east of the church and although it appears to date to the 19th century it is possible that earlier fabric may survive which could enhance our understanding of its origins and its relationship to the church<sup>148</sup>. Earlier origins may also survive in the other historic buildings thus informing our understanding of Betley's development. Other historic buildings survive within the HUCA which contribute to the areas historic character including the cottages along The Butts, the mid 19th century school and the early 20th century former Methodist Church, which has since been converted to domestic accommodation<sup>149</sup>. The latter in particular is prominent within the streetscape along Main Road (plate 6).

Infilling and redevelopment has occurred within the HUCA during the late 20th century. The largest development was the eight detached properties which were built within a paddock along St Margaret's Close. Redevelopment of other properties has occurred along the south side of The Butts (cf. map 6, map 7 and map 8).

This development has not significantly impacted upon the character of the narrow lanes within the HUCA. The Butts in particular is very narrow and the principal access to the church is now via Church Lane running parallel to the north. The latter retains a degree of rural character; its southern boundary forming a high hedge.



Plate 6: Methodist church from Main Road

#### 4.2.2 Built Character

The majority of the buildings, of all ages, within the HUCA are constructed of brick. The largest and most prominent of these, within the wider townscape, is the former Methodist Church which was designed by R. Matthews of Nantwich and opened in 1902<sup>150</sup>. The domestic buildings are all of two storeys, with the exception of one bungalow on Church Lane. The mid 19th century school, also of brick, is one storey with a large gable facing towards Church Lane (plate 4).

The Grade I Listed St Margaret's Church is the only non-brick built building within the HUCA (plate 2). Internally, the timber arcade dates to circa 1500 and there are later additions and alterations dating to the 17th and 18th centuries including the west tower. It was heavily restored and partially rebuilt in 1842 by the architects Scott & Moffat. Externally it is of sandstone ashlar, which encases the timber frame, although some timber framing is visible within the nave. The 19th century porch is also timber framed.

<sup>151</sup> Department for Communities and Local Government 2012. Web: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf>

<sup>152</sup> Ibid.

<sup>153</sup> The Betley Conservation Area Appraisal can be accessed [http://www.newcastle-staffs.gov.uk/Documents/Environment/Planning/conservation\\_area\\_maps/betley\\_caa.pdf](http://www.newcastle-staffs.gov.uk/Documents/Environment/Planning/conservation_area_maps/betley_caa.pdf) as at November 2012

### 4.2.3 Heritage values

<p><b>Evidential value:</b> There is a high potential for below ground archaeological deposits to survive relating to earlier settlement activity, potentially from the early medieval period onwards. The extant historic buildings also have the potential to retain architectural fabric which could elucidate their origins and function. Such information would enhance our understanding of the origins and development of the town.</p>	<p><b>High</b></p>
<p><b>Historical value:</b> The legible heritage assets continue to dominate the townscape of this portion of Betley although there has been some expansion and redevelopment within the late 20th century. The former Methodist Church in particular is a prominent feature within the townscape of Main Street. The irregular settlement pattern of this portion of the HUCA may fossilise the original boundary plots of medieval, or earlier, date. The heritage assets can contribute to a history of the town and its development through the centuries.</p>	<p><b>High</b></p>
<p><b>Aesthetic value:</b> The historic buildings, including the Grade I listed church, make an important contribution to the historic character of Betley. This has been acknowledged in the designation of the three Listed buildings and the Betley Conservation Area. There has been some redevelopment within the HUCA during the late 20th century much of which is not prominently positioned within the HUCA; the largest area being located within a cul-de-sac.</p>	<p><b>High</b></p>
<p><b>Communal value:</b> The church forms one of the key community buildings within Betley.</p>	<p><b>Medium</b></p>

### 4.2.4 Recommendations

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

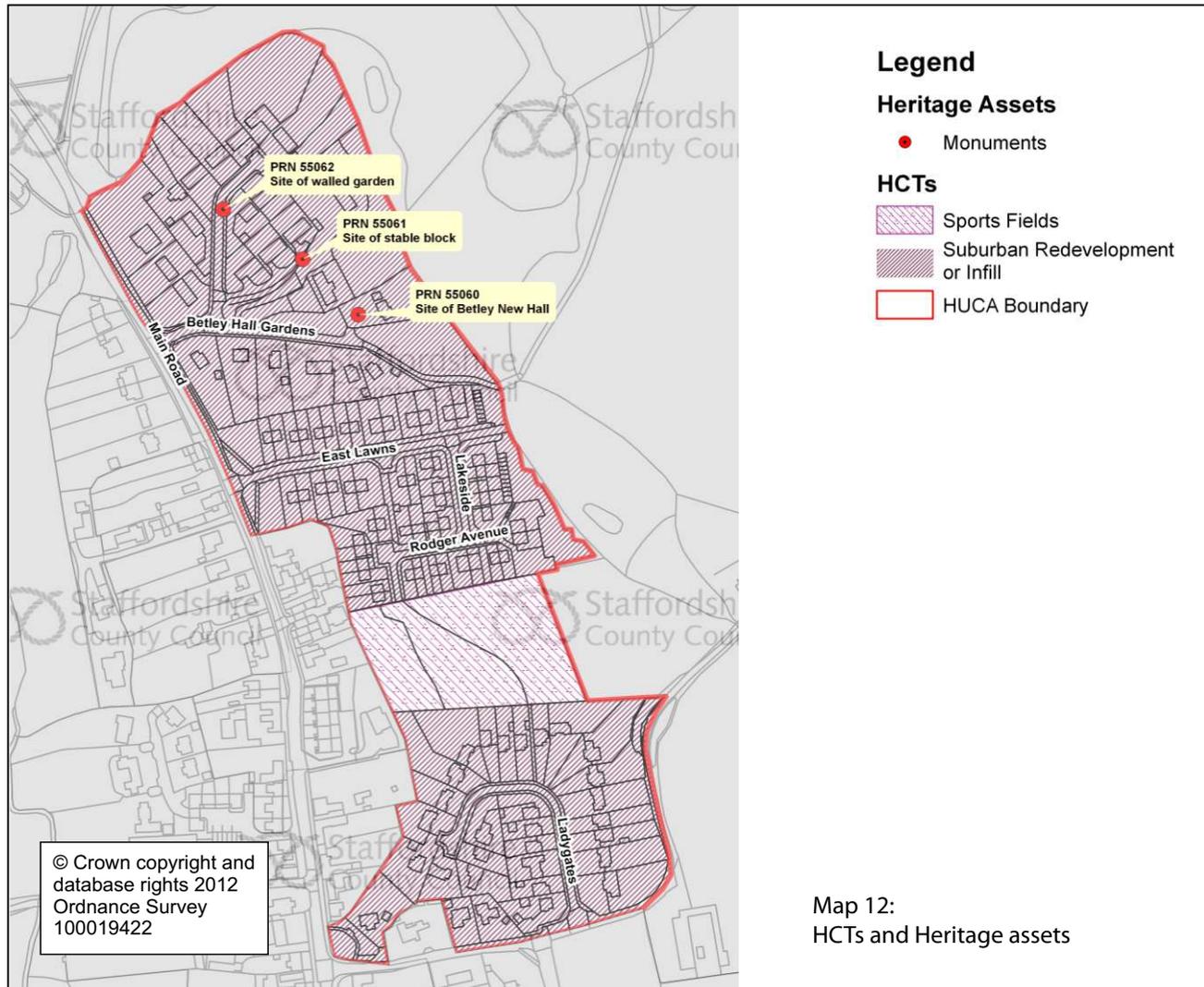
- ◆ A statement of significance will be required to assess the impact of any proposed development upon the historic environment as part of any planning application to be made within this HUCA (cf. para. 128 of NPPF)<sup>151</sup>.
- ◆ The sympathetic restoration or enhancement of the historic buildings, both Listed and unlisted, would strengthen the historic character and the quality of the wider townscape and the Conservation Area for the benefit of this and future generations (Bullet Point 10 of para 17 (Core planning principles) also paras. 126 and 131 of NPPF)<sup>152</sup>.

Where alterations or changes are proposed to the buildings, whether Listed or not, within the Conservation Area the Newcastle Borough Conservation Officer should be consulted in the

first instance. Any works on or within the vicinity of the Grade I Listed Building should be subject to consultation with English Heritage during the pre-planning stage. All of the designated heritage assets and their settings are covered under para. 132 of NPPF<sup>154</sup>.

- ◆ Locally important buildings should be considered for local listing in line with the recent English Heritage guidance document entitled 'Good Practice for Local Listing: Identifying and Managing Significant Local Heritage Assets' (2012)<sup>155</sup>.
- ◆ There is a high potential for below ground archaeological deposits to survive within the HUCA. There is also the potential for the historic buildings to retain architectural elements which could inform their origins, development, function and role within the social and economic history of Betley. 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 para. 128 of NPPF<sup>156</sup>.
- ◆ Any appropriate development within this HUCA should look to improve the historic character and sense of place within the nearby public realm. Where this concerns work within a Conservation Area this may be achieved through consultation with the Borough Conservation Officer. Outside of designated Conservation Areas the SCC Historic Environment Team should be consulted. Reference should also be made to the joint English Heritage and Department of Transport volume entitled 'Streets for All: West Midlands' and where appropriate to the SCC 'Conservation in the Highways' document<sup>157</sup>.

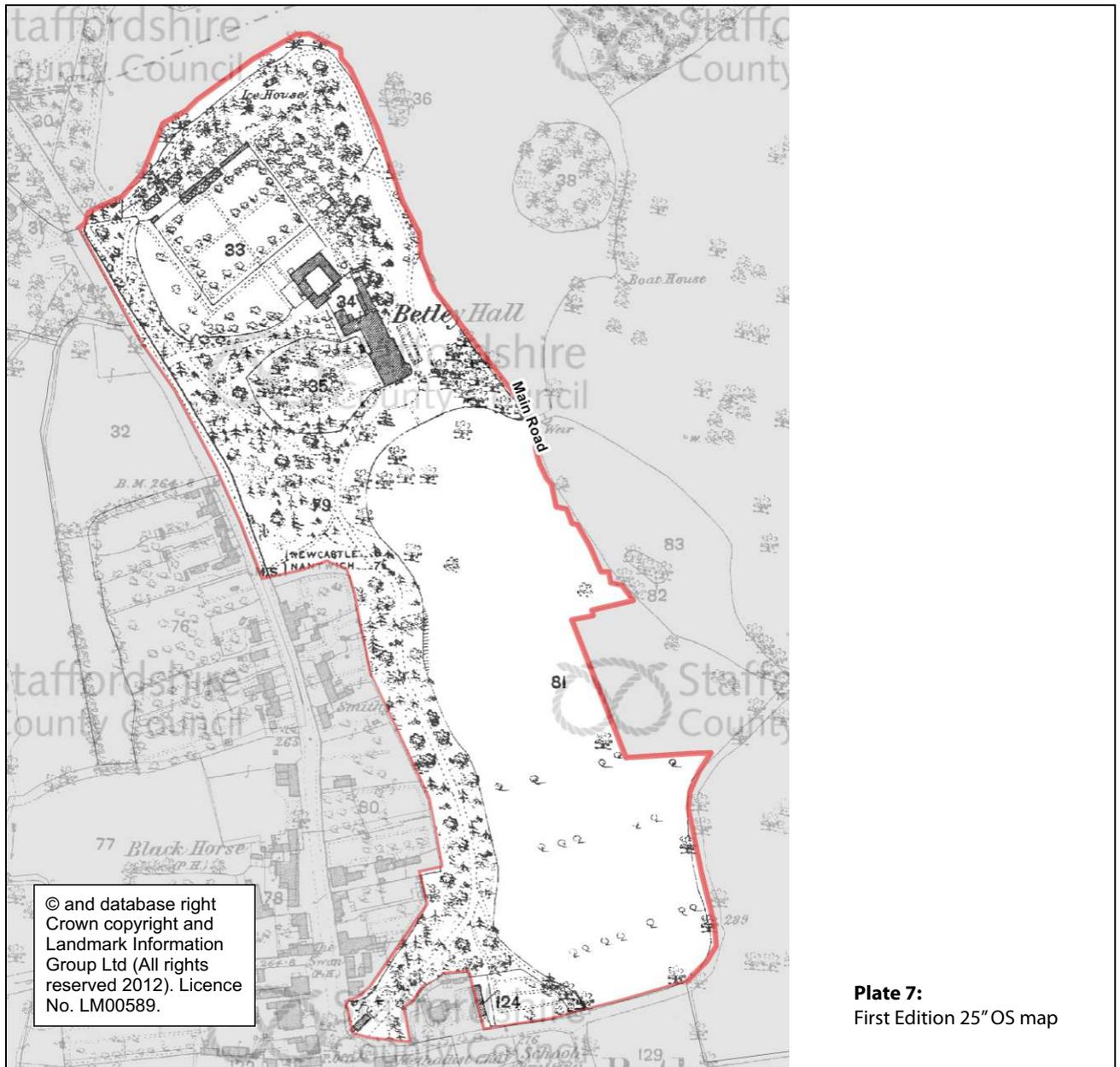
### 4.3 HUCA 3: Betley Hall Gardens, East Lawns and Ladygates



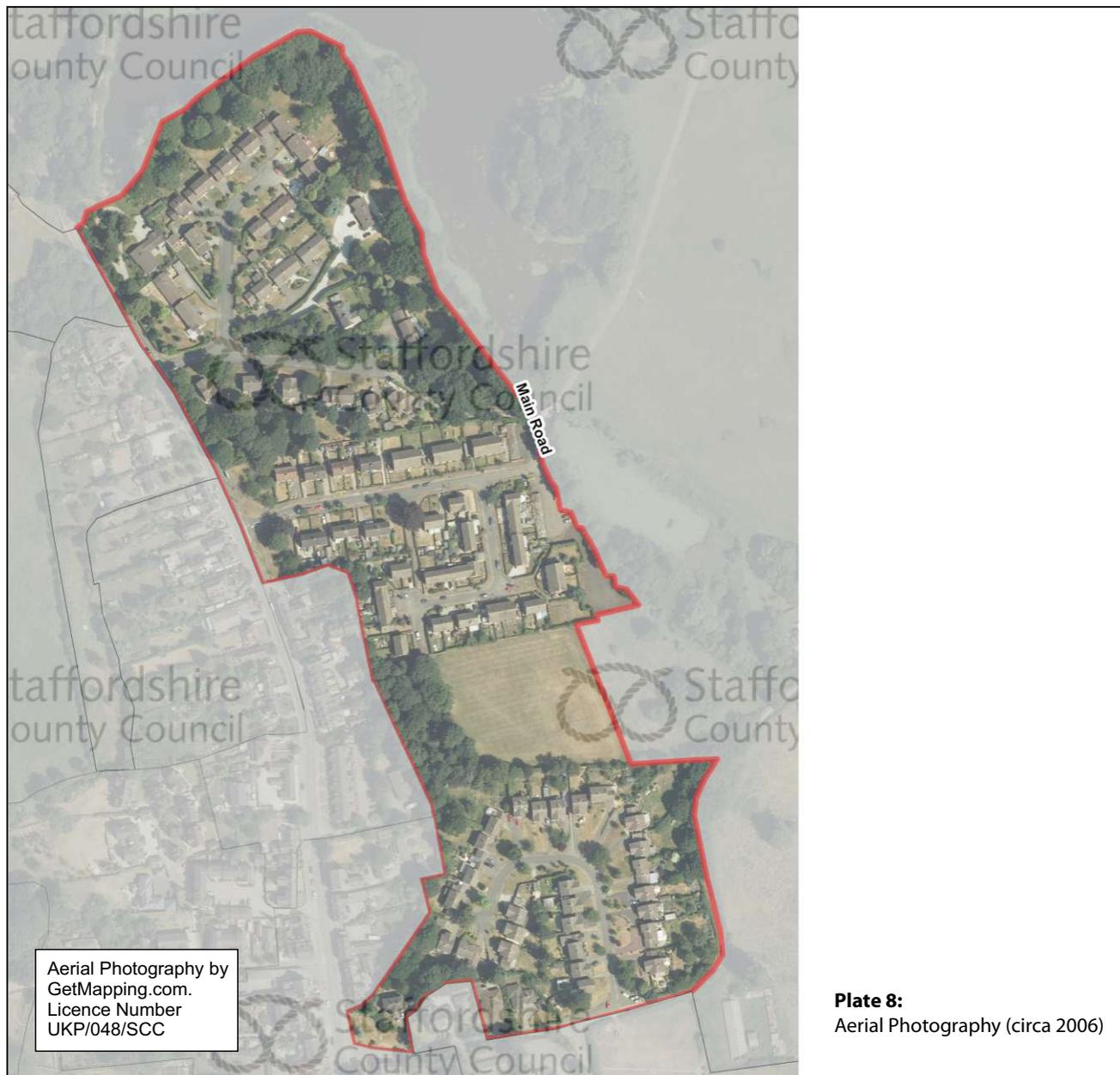
#### 4.3.1 Statement of heritage significance and built character

The HUCA is dominated by housing which predominantly dates to the late 20th century (cf. map 6). The exceptions are the semi-detached houses which were built along a new road, East Lawns, in the mid 20th century. This was further developed in the late 20th century to form a small estate. The remaining housing within the HUCA, also built as estates on purpose-built roads (all of which are technically cul-de-sacs) comprise large detached houses. The spacious character of the most northerly of these estates is influenced by their associated large gardens.

The built character is relieved by the playing field which was established during the late 20th century. This comprises sports pitches, but the western portion forms a small woodland of mature deciduous trees. Mature trees also make an important contribution to the housing estates, but most notably to that laid out along Betley Hall Gardens.



The trees were clearly planted as part of the landscape park which was probably created in the late 18th century by Charles Tollet (cf. 2.6.1.1)<sup>158</sup>. Plates 7 and 8 reveal the key areas where the parkland trees survive. The woodland lying within the area of the HCT 'Sports Fields' (cf. HUCA 2 map) probably formed part of the long driveway leading to Betley New Hall from the junction of Church Lane and Main Road. Those which line the south western side of the ornamental lake (lying outside the EUS area) are key components in its setting and the wider design of the parkland where it survives to the north east.



**Plate 8:**  
Aerial Photography (circa 2006)

Map 12 reveals the locations of the key buildings and structures which comprised the Betley New Hall site. The hall itself, built by Charles Tollet in the 1780s, was the most southerly of these and overlooked the lake<sup>159</sup>. Just to the north was a courtyard of buildings which is presumed to have been the stable block<sup>160</sup>. Beyond this stood the walled garden with its glasshouses on the north western wall, which were still visible on the 1963 aerial photographs<sup>161</sup>. The hall was also the home of George Tollet IV who was instrumental, particularly in the local area, in advancing agricultural techniques in the early 19th century (cf. 2.6.1.1 and 2.6.3.1). The buildings were allowed to deteriorate during the 20th century so that by circa 1980 only the remains of the entrance hall survived<sup>162</sup>. Even though the buildings have gone the hall and the associated buildings form an important part of Betley's social and economic history from the late 18th century onwards. The trees within the HUCA and surviving parkland to the north and north east (beyond the EUS) ensure that its presence is not entirely forgotten.

<sup>163</sup> Department for Communities and Local Government 2012. Web: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf>  
The Betley Conservation Area Appraisal can be accessed [http://www.newcastle-staffs.gov.uk/Documents/Environment/Planning/conservation\\_area\\_maps/betley\\_caa.pdf](http://www.newcastle-staffs.gov.uk/Documents/Environment/Planning/conservation_area_maps/betley_caa.pdf) as at November 2012

<sup>164</sup> Department for Communities and Local Government 2012. Web: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf>

### 4.3.2 Heritage values

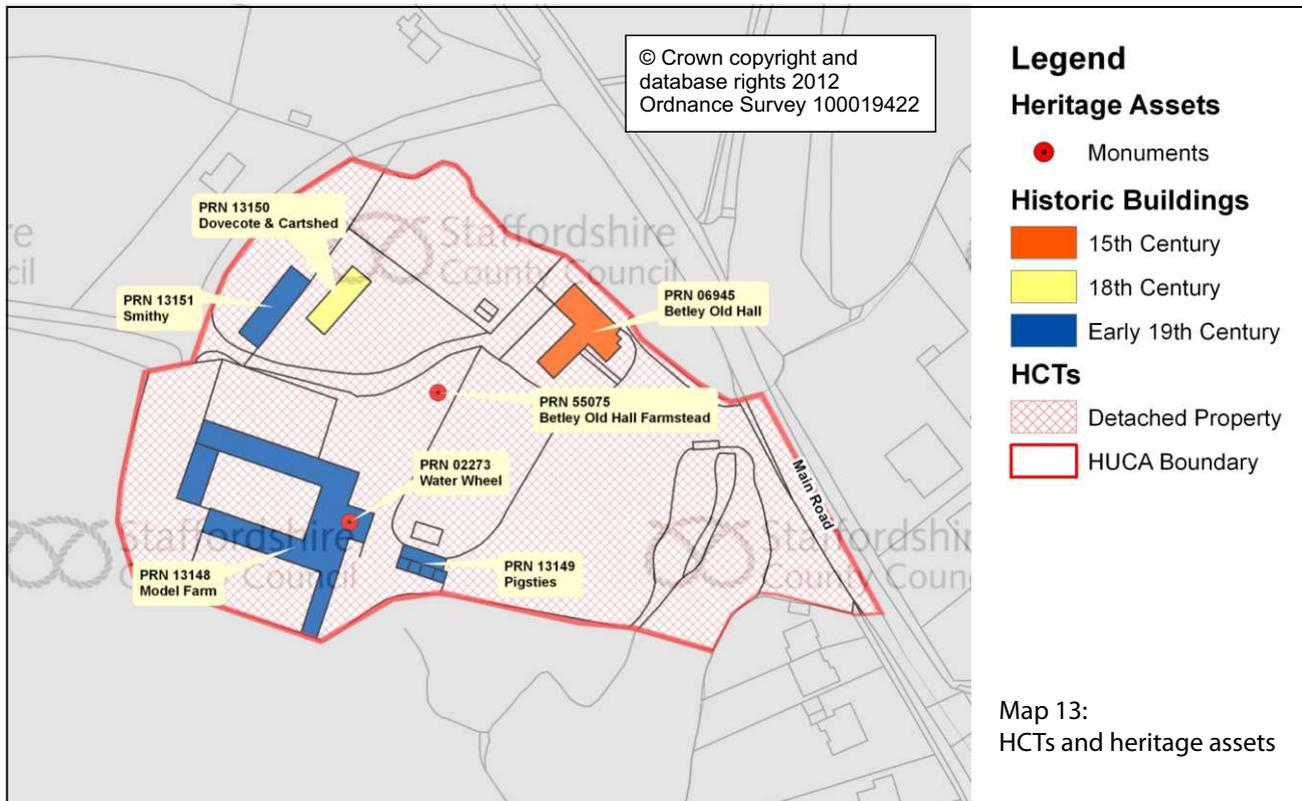
<p><b>Evidential value:</b> There remains the potential for below ground archaeological deposits to survive within the HUCA which may relate to the development of Betley New Hall and its estate and parkland. This is likely to have been impacted in unknown ways by later development, but greater potential survives in the area of the sports ground.</p>	<p><b>Medium</b></p>
<p><b>Historical value:</b> The surviving mature trees and areas of woodland are clearly survivors from the former landscape park as it is shown on the late 19th century map (cf. plate 6). They form part of the story of the Betley New Hall estate which is associated with the early 19th century agriculturalist George Tollet IV.</p>	<p><b>Medium</b></p>
<p><b>Aesthetic value:</b> The mature trees of the HUCA make a positive contribution to the historic character of the HUCA. The built character is, however, dominated by late 20th century housing. The woodland within the area of the sports ground and Betley Hall Gardens is included within the Betley Conservation Area.</p>	<p><b>Medium</b></p>
<p><b>Communal value:</b> The sports ground, in part of which the former wooded driveway survives, is an important area of communal open space. The presence of the woodland increases its heritage value as this clearly forms part of the social and economic history of Betley as a whole.</p>	<p><b>Medium</b></p>

### 4.3.3 Recommendations

The heritage significance and values have identified the contribution of the mature trees and areas of woodland, the remains of the Betley New Hall park, which survives to greater degree beyond the EUS area, to Betley's social and economic history as well as its historic character.

- ◆ Where alterations or changes are proposed within the Conservation Area the applicant should consult with the Newcastle Conservation Officer in the first instance. All of the designated heritage assets and their settings are covered under para. 132 of NPPF<sup>163</sup>. The mature trees and woodlands are an important component in the historic character of the HUCA.
- ◆ There is the potential for below ground archaeological deposits to survive within the HUCA. Where development may result in the loss of these heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance; this is supported in paras. 128 and 141 of NPPF<sup>164</sup>.

## 4.4 HUCA 4: Betley Old Hall



### 4.4.1 Statement of heritage significance and built character

This small HUCA comprises the Grade II\* Listed Betley Old Hall and the associated Grade II\* Listed model farm. The Old Hall is one of the oldest buildings within the EUS project area having been dated to the mid 15th century<sup>165</sup>. It was originally an open hall house, a first floor being inserted at a later date, with a two bay single-storey hall to the north east and a combined service and solar block to the south west containing a cross-passage. Alterations and extensions in the late 16th/early 17th century, probably associated with the Egerton family, included the addition of a cross-wing to the north-east end to form a T-shaped plan (cf. 2.5.1.1). The original building and the later alterations were all timber framed. Further extensions were carried out in the 19th century probably associated with its role as a farmhouse.

The property certainly originated as the manor house and there may be evidence for even earlier medieval occupation within the complex as a whole, surviving both as below ground archaeological deposits and potentially within the building itself. It may have been built by the de Betley family, although their role within Betley's history currently remains ambiguous (cf. 2.4.1.2). It was certainly occupied, as mentioned above, by the Egerton family as lords of the manor and for the early part of the 18th century by the Tollet family. It was replaced as the main seat of the lords of the manor in the late 18th century when Betley New Hall was built (cf. HUCA 3).



**Plate 9:** Betley Old Hall model farm

A building recording of the farm buildings at Betley Old Hall has suggested that they date to the early 19th century, by which point the Old Hall itself had probably been converted to a farmhouse. The principal farming unit is a large red brick regular courtyard farmstead, designed as a model farm, by George Tollet IV; the noted agriculturalist (cf. 2.6.1.1; plate 9). The building recording revealed that it was entirely purpose built to reflect Tollet's two principle agricultural interests: cattle and sheep (cf. 2.6.3.1)<sup>166</sup>. The presence of a watermill within the complex may be evidence of Tollet's close association to other leading reforming agriculturalists most notably Lord Anson of Shugborough (cf. 2.6.3.1). The farm also includes, detached from the principal complex, Grade II Listed buildings comprising a dovecote, cartshed and smithy to the north and pigsties to the east<sup>167</sup>. The model farm is immensely important in what it can tell us about changes to agriculture during this period and the ways in which it reflects Tollet's own interests.

#### 4.4.2 Heritage values

<p><b>Evidential value:</b> There is the potential for below ground archaeological deposits to survive which may elucidate the earlier history of the site and its relationship with Betley during the medieval period. The Old Hall also has the potential to retain architectural information concerning its origins and function; as do the agricultural buildings.</p>	<p><b>High</b></p>
<p><b>Historical value:</b> The HUCA is dominated by legible heritage assets which form an important part of Betley's social and economic history from the medieval period through to the 19th century. The model farm is associated with the noted agriculturalist, George Tollet, who was an associate of Thomas William Coke of Holkham Hall, Norfolk amongst others.</p>	<p><b>High</b></p>

<sup>168</sup> Department for Communities and Local Government 2012. Web: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf>  
<sup>169</sup> The Betley Conservation Area Appraisal can be accessed [http://www.newcastle-staffs.gov.uk/Documents/Environment/Planning/conservation\\_area\\_maps/betley\\_caa.pdf](http://www.newcastle-staffs.gov.uk/Documents/Environment/Planning/conservation_area_maps/betley_caa.pdf) as at November 2012  
<sup>170</sup> Department for Communities and Local Government 2012.  
<sup>171</sup> Ibid.

<p><b>Aesthetic value:</b> The model farm and Old Hall form an integral part of the historic character of this part of Betley, which overall remains a rural settlement. The importance of the complex is reflected in the designated heritage assets.</p>	<p><b>High</b></p>
<p><b>Communal value:</b> : The complex is in private ownership and as such is not accessible. The story of the site, however, forms an important part of the history of Betley and there is the potential for further research to be interpreted for the benefit of the community and to visitors.</p>	<p><b>Medium</b></p>

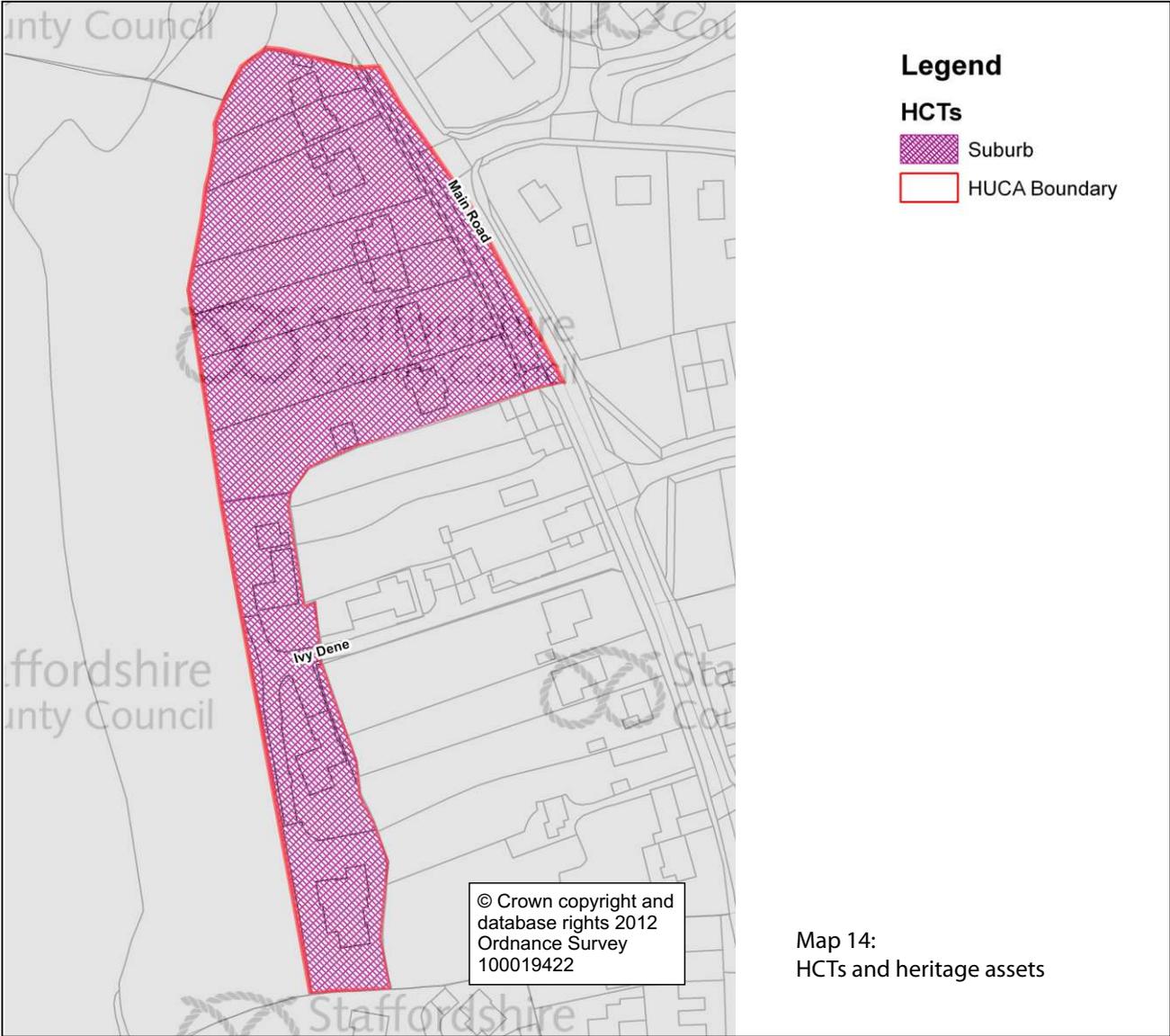
### 4.4.3 Recommendations

The heritage significance and values have identified the importance of the HUCA in terms of its role in Betley's history and the contribution to the local historic character.

- ◆ A statement of significance will be required to assess the impact of proposed development upon the historic environment as part of any planning application to be made within this HUCA (cf. para. 128 of NPPF)<sup>168</sup>.
- ◆ Where alterations or changes are proposed to the Listed buildings and other activity within the Conservation Area the Newcastle Borough Conservation Officer should be consulted in the first instance<sup>169</sup>. Any works on or within the vicinity of the Grade II\* Listed buildings should be subject to consultation with English Heritage during the pre-planning stage. All of the designated heritage assets and their settings are covered under para. 132 of NPPF<sup>170</sup>.
- ◆ Change within the HUCA should be sympathetic to its historic character. High quality design which is sympathetic to the historic built fabric is the key to retaining the local character of the area as identified in Bullet Point 4 of para. 17 (Core planning principles) and Bullet Point 4 of para. 58 in NPPF.
- ◆ There is a high potential for below ground archaeological deposits to survive within the HUCA. There is also the potential for the historic buildings to retain architectural elements which could inform their origins, development, function and role within the social and economic history of Betley. 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 para. 128 of NPPF<sup>171</sup>.
- ◆ Any appropriate development within this HUCA should look to improve the historic character and sense of place within the nearby public realm. Where this concerns work within a Conservation Area this may be achieved through consultation with the Borough Conservation Officer. Outside of designated Conservation Areas the SCC Historic Environment Team should be consulted. Reference should also be made to the joint English Heritage and Department of Transport volume entitled 'Streets for All: West Midlands' and where appropriate to the SCC 'Conservation in the Highways' document<sup>172</sup>.

<sup>172</sup> 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>

### 4.5 HUCA 5: South of Betley Old Hall



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

The HUCA represents housing infill between the historic core of Betley and Betley Old Hall in the mid 20th century and to the rear of the historic plots in the early 21st century (cf. map 6).

There is currently no evidence to suggest that these areas had ever formed part of the historic settlement at Betley. Mapping suggests the houses were built upon fields (cf. map 5).

## 4.5.2 Heritage values

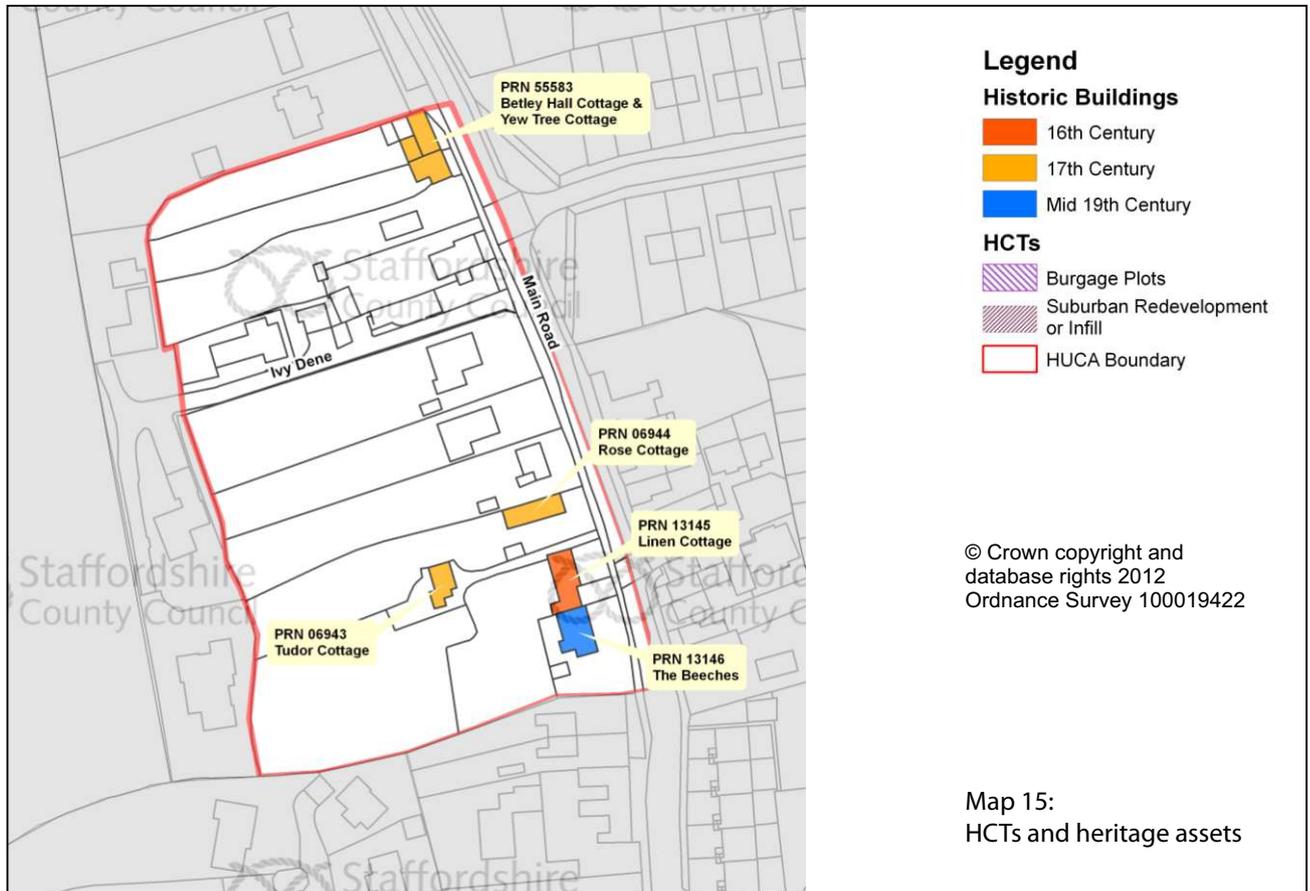
<b>Evidential value:</b> The majority of the HUCA probably formed part of the agricultural landscape into the 20th century.	<b>Low</b>
<b>Historical value:</b> There are currently no known legible heritage assets.	<b>Low</b>
<b>Aesthetic value:</b> The HUCA comprises mid 20th and early 21st century housing development.	<b>Low</b>
<b>Communal value:</b> The HUCA comprises domestic dwellings and from a heritage perspective its value is low.	<b>Low</b>

## 4.5.3 Recommendations

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

- ◆ Overall there is a low potential for below ground archaeological deposits to survive within the HUCA. However, further research may alter our understanding of this potential and where development may be deemed to result in the loss of heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance. This is supported in para. 128 of NPPF.

## 4.6 HUCA 6: West of Main Road



### 4.6.1 Statement of heritage significance and built character

The plan form of the building plots as shown upon historic mapping, and within the modern townscape to a large extent, suggest that this area had formed part of the medieval planned town (HCT 'Burgage Plots' on map 2 and map 15). There has been a degree of infilling during the late 20th/early 21st century (cf. HCT 'Suburban Redevelopment or Infill' on HUCA 6 map) on an area which by the late 19th century no longer had buildings on it. The two properties facing onto Main Road originated as bungalows in the late 20th century, whilst those along the new street Ivy Dene were built in the early 21st century.

The property boundaries have mostly reflected the long narrow plan form typical of the burgage plots laid out during the medieval period. The western boundary is also largely consistent suggesting it was laid out in a single episode and the curve of the mostly northerly of the properties (comprising the eastern and northern boundaries) survives from at least the mid 19th century<sup>174</sup>. The property plots within HUCA 7 (to the south) are described in more detail below, but appear at least superficially to be more irregular in form. Consequently it is possible that this area of burgage plots may have been laid out at a date later than the mid 13th century. Only archaeological investigation could, however, determine the process of the development of the medieval town across HUCAs 6, 7 and 9 in particular.

**Plate 10:** from left The Beeches, Linen Cottage and Rose Cottage



The built character of the HUCA is dominated by historic buildings including four which are Grade II Listed. A date of origin has been identified for the latter four as part of the listing process; the other historic buildings have not to date been surveyed (cf. map 15). The earliest of the Listed properties, Linen Cottage, has been identified as probably originating as a timber framed building in the late 16th/early 17th century although it was much rebuilt in red brick in the 18th century (plate 10)<sup>175</sup>. Two of the other Listed buildings are also early, being dated to the 17th century and are timber framed (albeit with some later alterations). Of these two Rose Cottage stands gable end onto Main Road, but Tudor Cottage stands well back from the roadside and its function and location within the town may provide important information concerning development within Betley during the post medieval period.

Linen Cottage, which was largely rebuilt in brick in the 18th century, is one and half storeys with dormer windows. The Conservation Area Appraisal identifies that there are a number of unlisted red brick cottages, some being of one and half storeys, which may have originally been timber framed<sup>176</sup>. One such pair of cottages within the HUCA may be Betley Hall Cottage (brickwork suggests an 18th century date) and Yew Tree Cottage; which until the mid 20th century represented the limit of settlement on the western side of Main Road<sup>177</sup>. The remaining historic buildings are probably later and are all of red brick; only Beech House, dating to circa 1840, is Grade II Listed<sup>178</sup>. However, any of the historic buildings may retain fragments of architectural form which could relate to earlier buildings on the site.

## 4.6.2 Heritage values

<p><b>Evidential value:</b> There is the potential for below ground archaeological deposits to relating to medieval settlement and an understanding of the development of the town. The historic buildings also have the potential to retain architectural information concerning the origins and function of the properties.</p>	<p><b>High</b></p>
<p><b>Historical value:</b> The HUCA is dominated by legible heritage assets including the historic buildings and the probable burgrave plots forming part of the medieval town. 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><b>High</b></p>
<p><b>Aesthetic value:</b> The integrity of the historic character is well preserved within the HUCA in the form of historic buildings the majority of which are likely to date to at least the post medieval period. Two of these are timber framed as are the other early buildings within Betley; the change to red brick is also exemplified within the HUCA in the later historic buildings. Linen Cottage is a transitional building being a largely rebuilt timber framed cottage; others may also survive within the HUCA. The importance of the historic character is high despite some redevelopment along Main Street and to the rear of Ivy Dene Cottage during the late 20th/early 21st century. The historic environment contributes to the aesthetics of the wider townscape and this is complemented by several designations including the Betley Conservation Area and the four Grade II Listed buildings.</p>	<p><b>High</b></p>
<p><b>Communal value:</b> The changing architectural styles of the properties enable the history of the town to be read within the streetscene. There is the potential for further research to be interpreted for the benefit of the community and to visitors.</p>	<p><b>Medium</b></p>

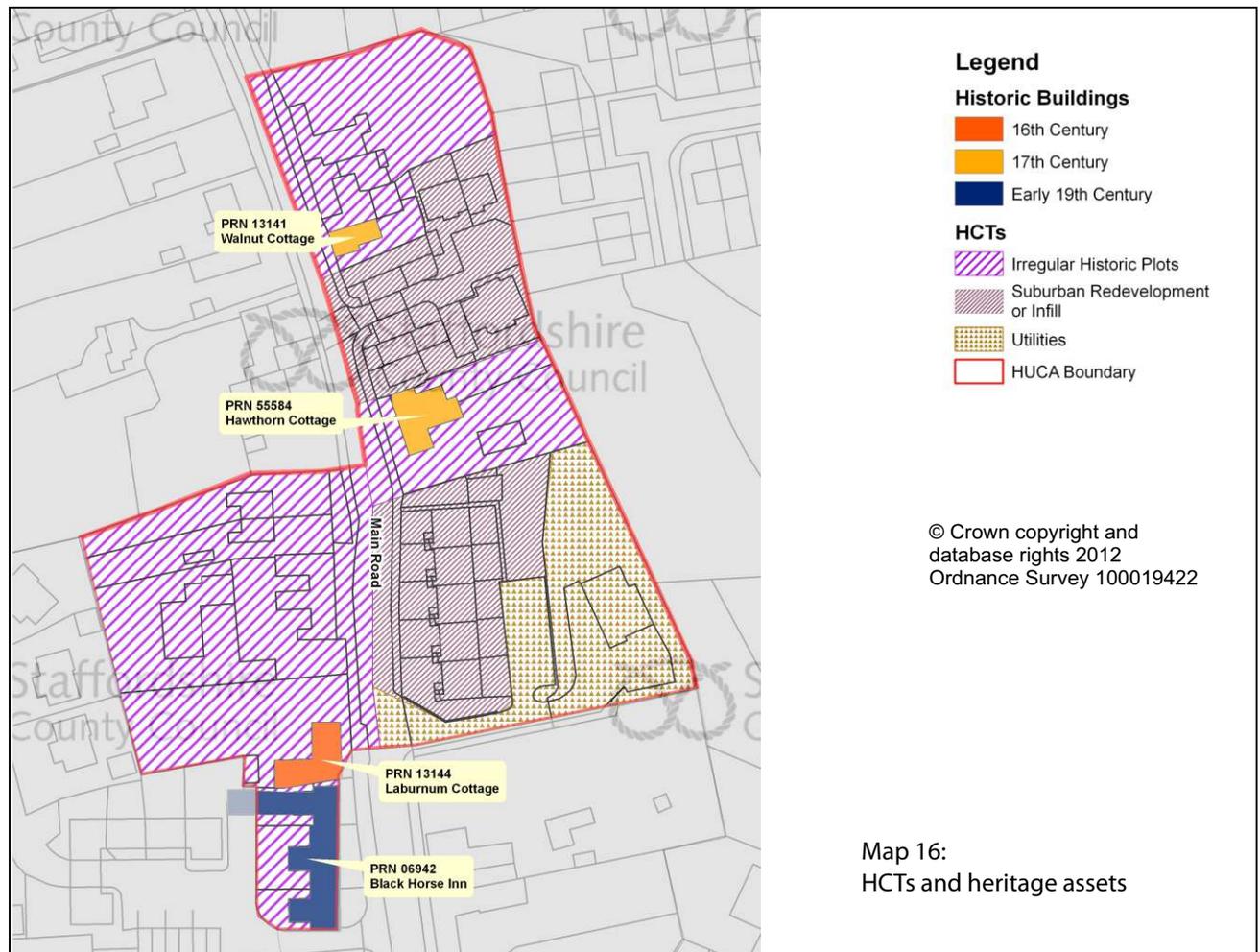
## 4.6.3 Recommendations

The heritage significance and values have recognised the importance of this HUCA. The conservation and enhancement of the heritage assets of the HUCA would contribute significantly to the local character for the benefit of both the community and visitors.

- ◆ A statement of significance will be required to assess the impact of proposed development upon the historic environment as part of any planning application to be made within this HUCA (cf. para. 128 of NPPF)<sup>179</sup>.
- ◆ Where alterations or changes are proposed to the Listed buildings and other activity within the Conservation Area the Newcastle Borough Conservation Officer should be consulted in the first instance<sup>180</sup>. All of the designated heritage assets and their settings are covered under para. 132 of NPPF<sup>181</sup>.

- ◆ Change within the HUCA should be sympathetic to its historic character whether addressing infill development or the restoration of the historic buildings. In particular the promotion of the re-use of historic buildings to contribute to sustainable development is recommended (paras. 126 and 131 of NPPF). High quality design which is sympathetic to the historic built fabric is the key to retaining the local character of the area as identified in Bullet Point 4 of para. 17 (Core planning principles) and Bullet Point 4 of para. 58 in NPPF.
- ◆ Locally important buildings should be considered for local listing in line with the recent English Heritage guidance document entitled '*Good Practice for Local Listing: Identifying and Managing Significant Local Heritage Assets*' (2012)<sup>182</sup>.
- ◆ There is a high potential for below ground archaeological deposits to survive within the HUCA. There is also the potential for the historic buildings to retain architectural elements which could inform their origins, development, function and role within the social and economic history of Betley. 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 para. 128 of NPPF<sup>83</sup>.
- ◆ Any appropriate development within this HUCA should look to improve the historic character and sense of place within the nearby public realm. Where this concerns work within a Conservation Area this may be achieved through consultation with the Borough Conservation Officer. Outside of designated Conservation Areas the SCC Historic Environment Team should be consulted. Reference should also be made to the joint English Heritage and Department of Transport volume entitled '*Streets for All: West Midlands*' and where appropriate to the SCC '*Conservation in the Highways*' document<sup>184</sup>.

## 4.7 HUCA 7: Main Road and Heighley Court



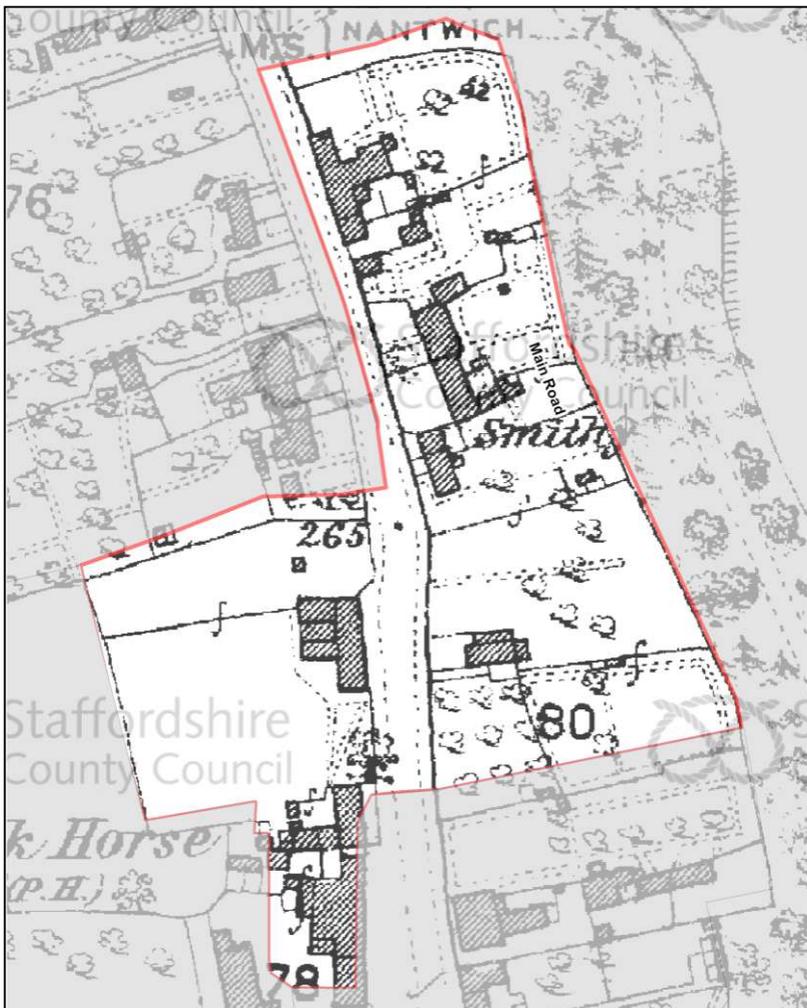
### 4.7.1 Statement of heritage significance and built character

The HUCA is dominated by HCT 'Irregular Historic Plots' which may have formed part of the medieval settlement (cf. map 16). Historic mapping from the 19th century suggests that the overall plan form of this part of the settlement is irregular and, superficially at least, does not appear to have formed part of the planned town laid out with burgage plots (cf. 2.4.1.3 and plate 11). However, by the 19th century Betley New Hall and its parkland had been created to the east of Main Road and it can be argued that this imposition on the townscape may have resulted in the reduction in length and regularity of earlier plots. Consequently, it is not entirely possible to state that this area had not originally been laid out as burgage plots, but had been subject to substantive changes since. Alternatively it may represent an area of earlier medieval or post medieval development. Only archaeological investigation offers the opportunity (should it arise) to provide answers to the developmental history of this area of the HUCA.

The historic built form within the HUCA reflects the diversity of the wider townscape with brick predominating, although the majority have been rendered. The Grade II Listed 17th century Walnut Cottage is the only wholly timber framed building within the HUCA and it lies gable end

onto the road. Timber framing is visible within the gable end of the Grade II Listed Laburnum Cottage one of the earliest vernacular buildings within the town which has been dated to the 16th century (cf. 2.5.1.3). The Grade II Listed Black Horse Inn to the south has been dated to the early 19th century, but documentary sources reference an inn of this name in Betley in the 1760s. The majority of the historic buildings within the HUCA are of one and half storeys, including those which are unlisted. The Conservation Area Appraisal identifies that a number of unlisted brick cottages of one and half storeys may have originated as timber framed buildings. One such pair of cottages (incorporating Hawthorn Cottage) are located within the HUCA, lying between the two areas of HCT 'Suburban Redevelopment and Infill' (cf. map 16).

A comparison of map 16 and plate 11 reveals that the southern area represented by HCT 'Suburban Redevelopment or Infill' and 'Utilities' were largely constructed as infill between the earlier buildings. This particular plot, as shown on plate 11, probably represents settlement shrinkage prior to the late 19th century. The area of 'Suburban Redevelopment or Infill' further north represents a small close of properties (Heighley Court) built upon the site of earlier housing. This period of redevelopment and infilling occurred during the late 20th century. The development of Heighley Court reflects the scale and massing, as well as some of the architectural detailing, of the surrounding historic properties.



**Plate 11:**  
First Edition 25" OS map

<sup>190</sup> Department for Communities and Local Government 2012. Web: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf>  
<sup>191</sup> The Betley Conservation Area Appraisal can be accessed [http://www.newcastle-staffs.gov.uk/Documents/Environment/Planning/conservation\\_area\\_maps/betley\\_caa.pdf](http://www.newcastle-staffs.gov.uk/Documents/Environment/Planning/conservation_area_maps/betley_caa.pdf) as at November 2012  
<sup>192</sup> Department for Communities and Local Government 2012. Web: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf>

## 4.7.2 Heritage values

<p><b>Evidential value:</b> There is the potential for below ground archaeological deposits to relating to the development and form of the medieval settlement within the HUCA. The historic buildings also have the potential to retain architectural information concerning the origins and function of the properties</p>	<p><b>High</b></p>
<p><b>Historical value:</b> The HUCA is dominated by legible heritage assets particularly the historic buildings which enable an understanding of the development of the town and its social and economic aspirations and fortunes to be read within the townscape.</p>	<p><b>High</b></p>
<p><b>Aesthetic value:</b> The integrity of the historic character is well preserved within the HUCA in the form of historic buildings the majority of which are likely to date to at least the post medieval period. One of these is timber framed and another has visible timber framing in a gable end. The overall form of the historic buildings within the HUCA is of one and a half storey; the majority being built of brick although most have been rendered. The importance of the historic character is high despite some of the more recent redevelopment, which has sought to reflect the historic character of Main Street in the built form. The historic environment contributes to the aesthetics of the wider townscape and this is complemented by several designations including the Betley Conservation Area and the three Grade II Listed buildings.</p>	<p><b>High</b></p>
<p><b>Communal value:</b> The changing architectural styles of the properties enable the history of the town to be read within the streetscene. There is the potential for further research to be interpreted for the benefit of the community and to visitors.</p>	<p><b>Medium</b></p>

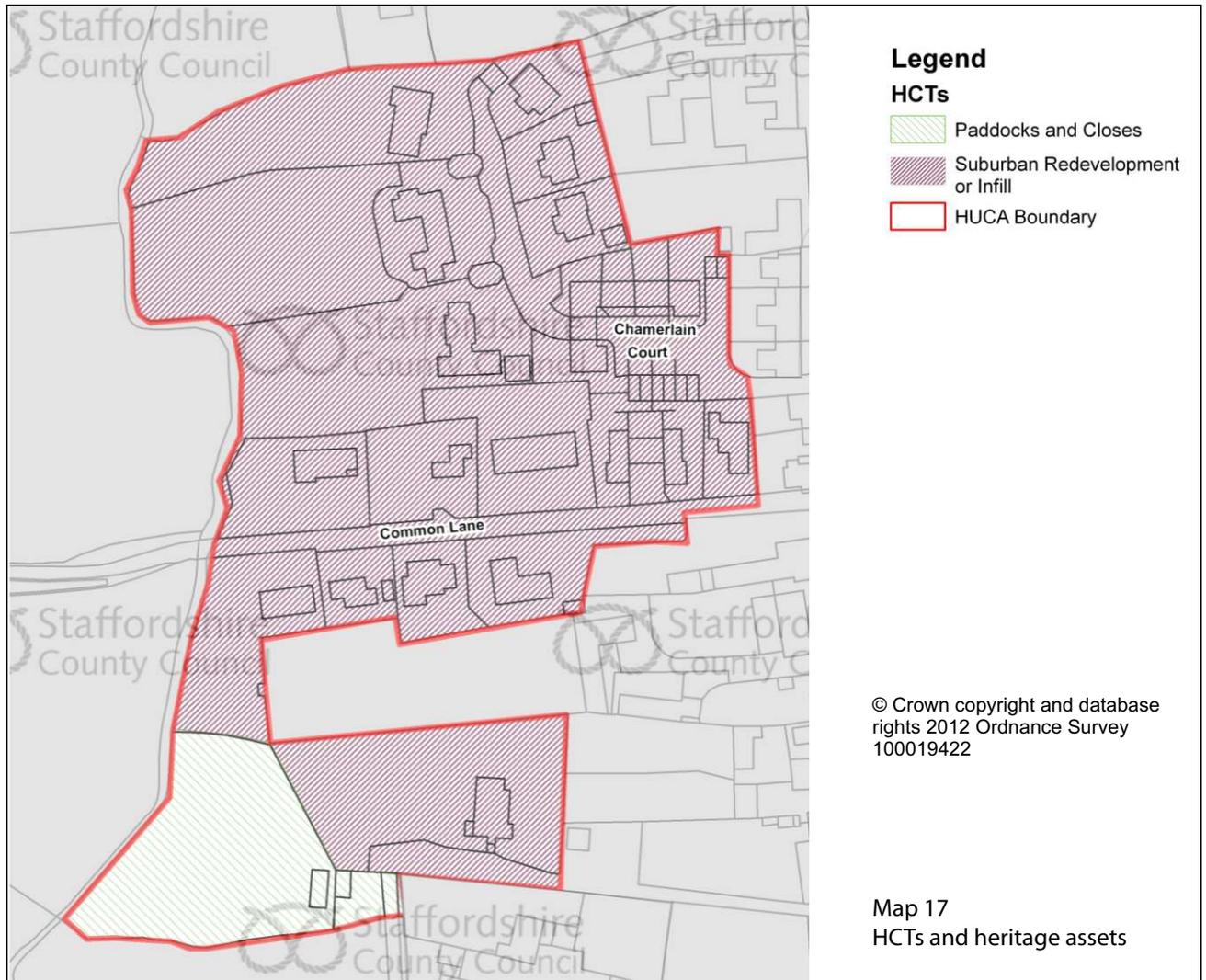
## 4.7.3 Recommendations

The heritage significance and values have recognised the importance of this HUCA. The conservation and enhancement of the heritage assets of the HUCA would contribute significantly to the local character for the benefit of both the community and visitors.

- ◆ A statement of significance will be required to assess the impact of proposed development upon the historic environment as part of any planning application to be made within this HUCA (cf. para. 128 of NPPF)<sup>190</sup>.
- ◆ Where alterations or changes are proposed to the Listed buildings and other activity within the Conservation Area the Newcastle Borough Conservation Officer should be consulted in the first instance<sup>191</sup>. All of the designated heritage assets and their settings are covered under para. 132 of NPPF<sup>192</sup>.

- ◆ Change within the HUCA should be sympathetic to its historic character whether addressing infill development or the restoration of the historic buildings. In particular the promotion of the re-use of historic buildings to contribute to sustainable development is recommended (paras. 126 and 131 of NPPF). High quality design which is sympathetic to the historic built fabric is the key to retaining the local character of the area as identified in Bullet Point 4 of para. 17 (Core planning principles) and Bullet Point 4 of para. 58 in NPPF.
- ◆ Locally important buildings should be considered for local listing in line with the recent English Heritage guidance document entitled '*Good Practice for Local Listing: Identifying and Managing Significant Local Heritage Assets*' (2012)<sup>193</sup>.
- ◆ There is a high potential for below ground archaeological deposits to survive within the HUCA. There is also the potential for the historic buildings to retain architectural elements which could inform their origins, development, function and role within the social and economic history of Betley. 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 para. 128 of NPPF<sup>194</sup>.
- ◆ Any appropriate development within this HUCA should look to improve the historic character and sense of place within the nearby public realm. Where this concerns work within a Conservation Area this may be achieved through consultation with the Borough Conservation Officer. Outside of designated Conservation Areas the SCC Historic Environment Team should be consulted. Reference should also be made to the joint English Heritage and Department of Transport volume entitled '*Streets for All: West Midlands*' and where appropriate to the SCC '*Conservation in the Highways*' document<sup>195</sup>.

## 4.8 HUCA 8: Common Lane



### 4.8.1 Statement of heritage significance and built character

The HUCA is dominated by housing development dating to the mid 20th and the early 21st century. The earliest houses were constructed along either side of Common Lane as ribbon development. The later houses are accessed via private drives off Main Road. The majority of these houses are large detached properties of both periods.

Common Lane itself had probably originated as access into the open field system in the medieval period (cf. 2.4.2.1).

The redevelopment largely occurred on the backplots of properties lying on Main Road. As discussed in HUCA 6 and HUCA 7 these plots are likely to have been inhabited during the medieval period. HCT 'Paddocks and Closes' on HUCA 8 map had formed either a small woodland, or perhaps more likely, an orchard in the late 19th century. The boundaries of the area suggest that it too may have originally formed part of the medieval settlement (cf. map 2).

## 4.8.2 Heritage values

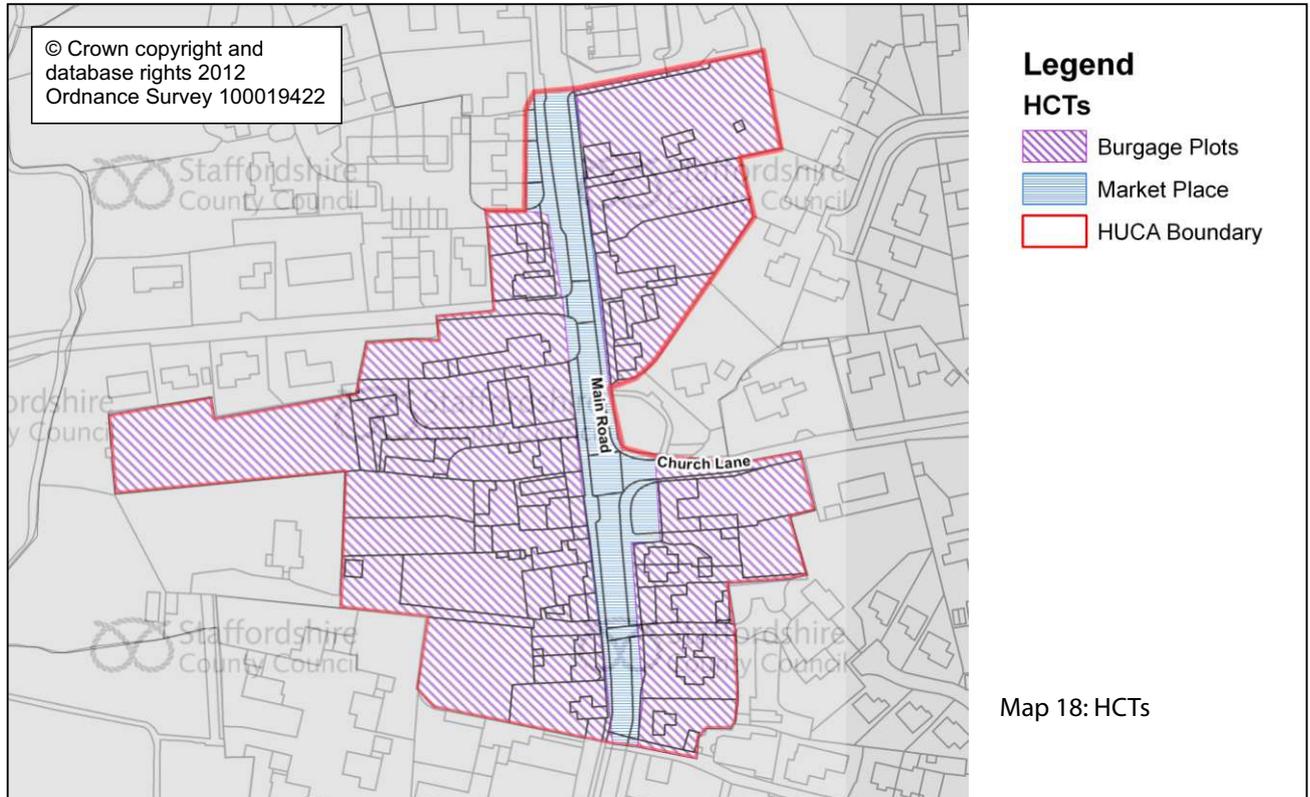
<b>Evidential value:</b> There remains the potential for below ground archaeological deposits to survive within the HUCA relating to activity within the back plots of the medieval settlement. This is likely to have been impacted in unknown ways by the recent development.	<b>Medium</b>
<b>Historical value:</b> There are currently no known legible heritage assets.	<b>Low</b>
<b>Aesthetic value:</b> The HUCA comprises mid 20th and early 21st century housing development.	<b>Low</b>
<b>Communal value:</b> The HUCA comprises domestic dwellings and from a heritage perspective its value is low.	<b>Low</b>

## 4.8.3 Recommendations

The heritage significance and values for the HUCA overall is low with the exception for the potential for the survival of below ground archaeological remains.

- ◆ 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. 128 of NPPF<sup>196</sup>.

## 4.9 HUCA 9: Main Road

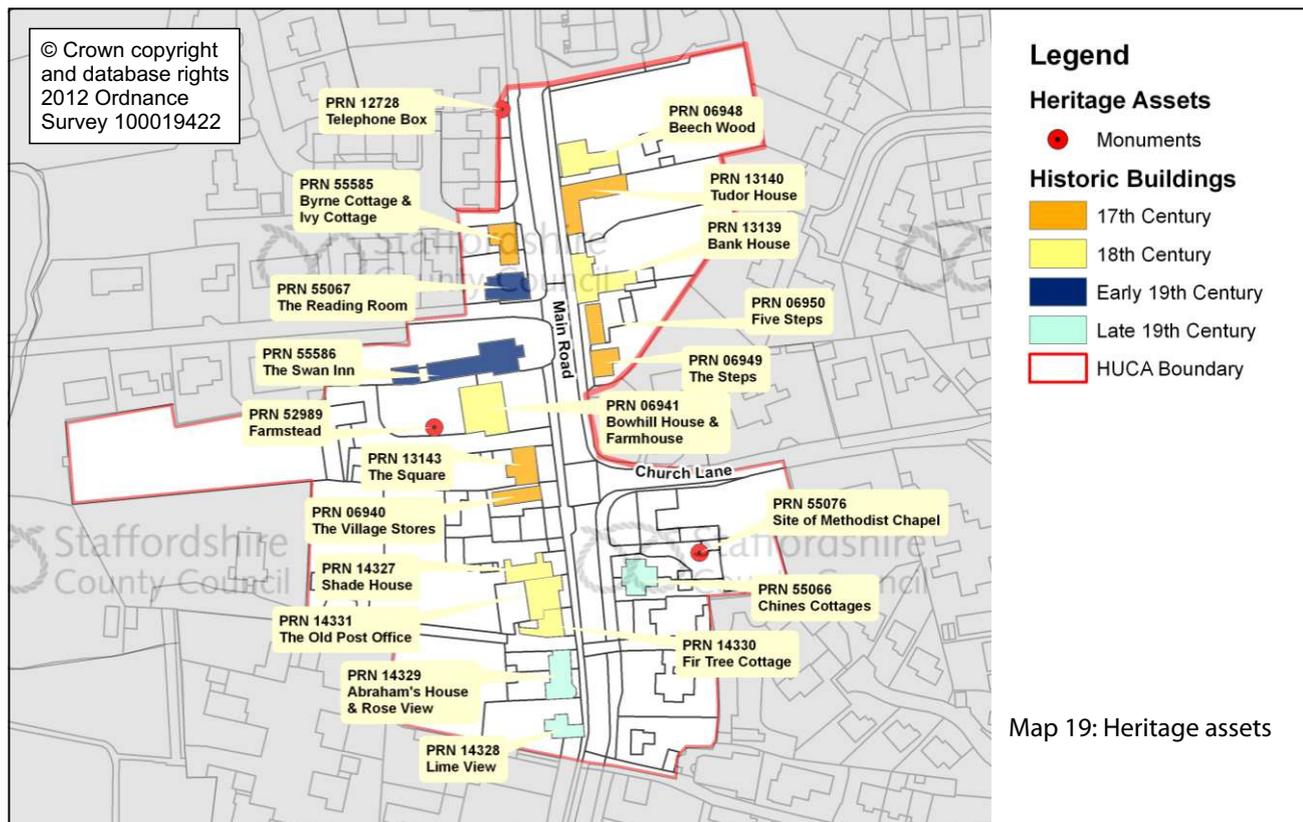


### 4.9.1 Statement of heritage significance

The HUCA represents the historic core of the medieval planned town as is emphasised by the survival of the burgage plots within the extant townscape (cf. map 18). The market place, a key component in the commercial life of the medieval town, is also legible within the townscape (cf. map 18). However, it is clear from HUCA 9 map that, what had been the driveway to Betley New Hall (now housing in HUCA 3) was inserted into the earlier town plan at the point where Church Lane leaves the eastern side of Main Road.

### 4.9.2 Built character

Historic buildings dominate the built character of the HUCA and include fourteen Grade II Listed buildings and structures. Five of these have been dated to the 17th century, although only four of them retain visible timber framing. The Square originated as a timber framed and brick built cottage, it was largely rebuilt in circa 1830 and presents a uniform two storied rendered frontage to the street<sup>197</sup>. Those retaining visible timber framing lie side onto the street and are of one and half storeys; the exception is The Village Stores (now residential) which lies gable end onto the street and is of two/three storeys. The Conservation Area Appraisal identifies that a number of unlisted brick cottages of one and half storeys may have originated as timber framed buildings<sup>198</sup>. In particular it specifies the one and a half storey adjoining Byrne Cottage and Ivy Cottage (lying adjacent to the Reading Room) which retains timber framing in a gable end<sup>199</sup>.



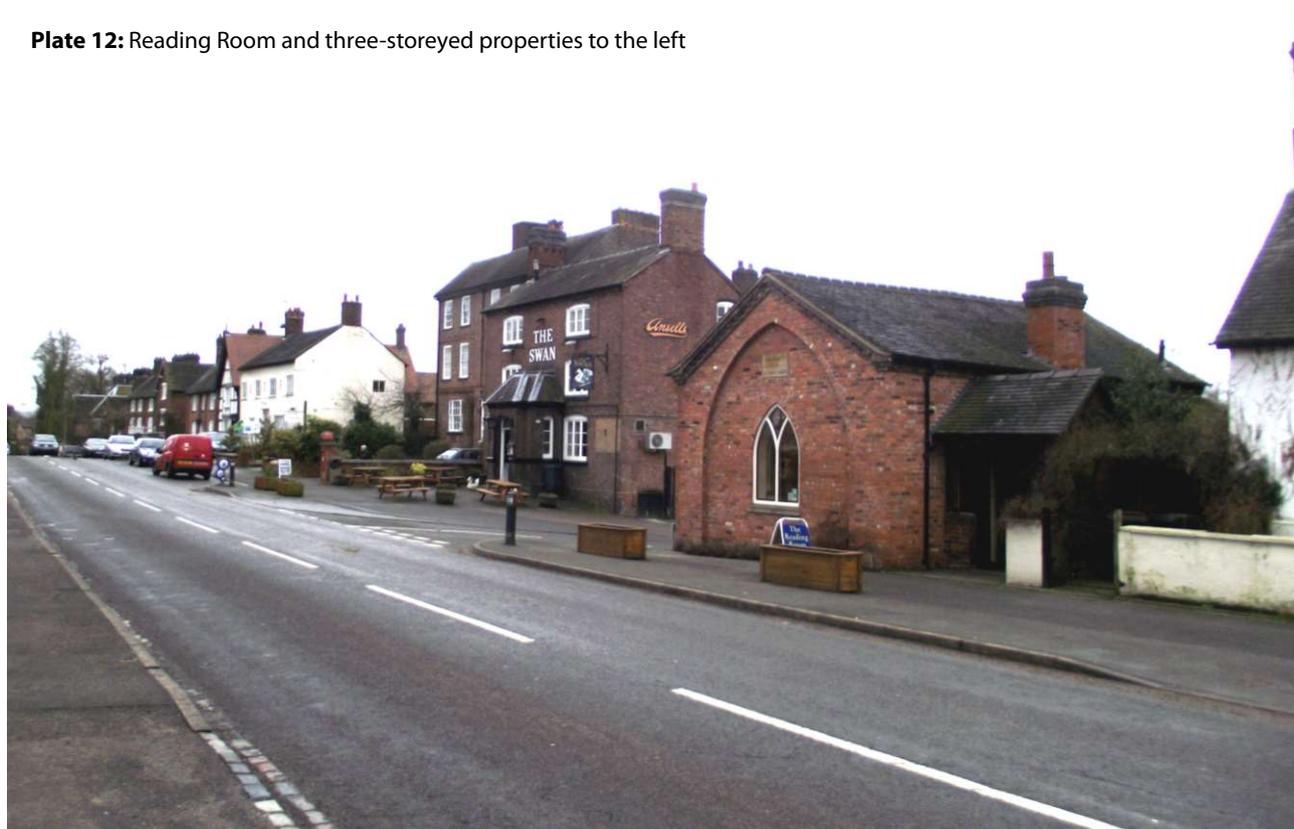
Map 19: Heritage assets

Map 19 shows the number of properties, all Grade II listed, which have been dated to the 18th century and are constructed of brick. This includes Bowhill House, Beech Wood and the row comprising Shade House, the Old Post Office and Fir Tree Cottage all of which are three storied properties<sup>200</sup>. The former is the most impressively located of these properties being set back off the roadside (plate 12)<sup>201</sup>. The change in scale of the properties being built in the 18th century perhaps reflects the social status and aspirations of some of the inhabitants at this period. The Swan Inn, lying adjacent to Bowhill House, but standing on the road side is also a three storey red brick building of probable 18th or early 19th century date<sup>202</sup>.

The row of Grade II Listed properties comprising Shade House, the Old Post Office and Fir Tree Cottage were altered circa 1880 and their appearance has taken on an estate influenced architectural style which is evidenced elsewhere within Betley<sup>203</sup>. These three buildings were altered by the architect Robert Griffiths for Thomas Fletcher Twemlow of Betley Court (cf. HUCA 10). Three other properties within the HUCA were also designed by Robert Griffiths for Thomas Fletcher Twemlow and lie at the southern end of the HUCA (Lime View, Abraham's House and Rose View)<sup>204</sup>. These properties (one detached and the others semi-detached houses) are all two storey red brick with blue brick and ashlar dressings (plate 13).

The majority of the remaining buildings are more modest red brick cottages which appear to be of either 18th or 19th century date. The only purpose-built non-domestic building is the one storey red brick Reading Room which was built in 1809 (plate 12)<sup>205</sup>.

**Plate 12:** Reading Room and three-storeyed properties to the left



#### 4.9.3 Heritage values

<p><b>Evidential value:</b> There is the potential for below ground archaeological deposits to relating to medieval settlement and an understanding of the development of the town. The historic buildings also have the potential to retain architectural information concerning the origins and function of the properties.</p>	<p><b>High</b></p>
<p><b>Historical value:</b> The HUCA is dominated by legible heritage assets including the historic buildings and the probable burgrave plots forming part of the medieval town. 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><b>High</b></p>
<p><b>Aesthetic value:</b> The integrity of the historic character is well preserved within the HUCA in the form of historic buildings dating from the post medieval period to the late 19th century. There is a mix of architectural styles reflecting change in building styles, fashions and social status. These include timber framed buildings, mostly one and half storeys side onto the street, with one exception. The later 18th and 19th century properties are of red brick; many of those dating to the former being of three storeys. The importance of the historic character is particularly high within the HUCA with its lack of recent redevelopment. The</p>	<p><b>High</b></p>

historic environment contributes to the aesthetics of the wider townscape and this is complemented by several designations including the Betley Conservation Area and the fourteen Grade II Listed buildings.

**Medium**

**Communal value:** The changing architectural styles of the properties enable the history of the town to be read within the streetscene. There is the potential for further research to be interpreted for the benefit of the community and to visitors.

**Plate 13:** From left Abraham's House (house with bay) and Rose View (with pointed gable)



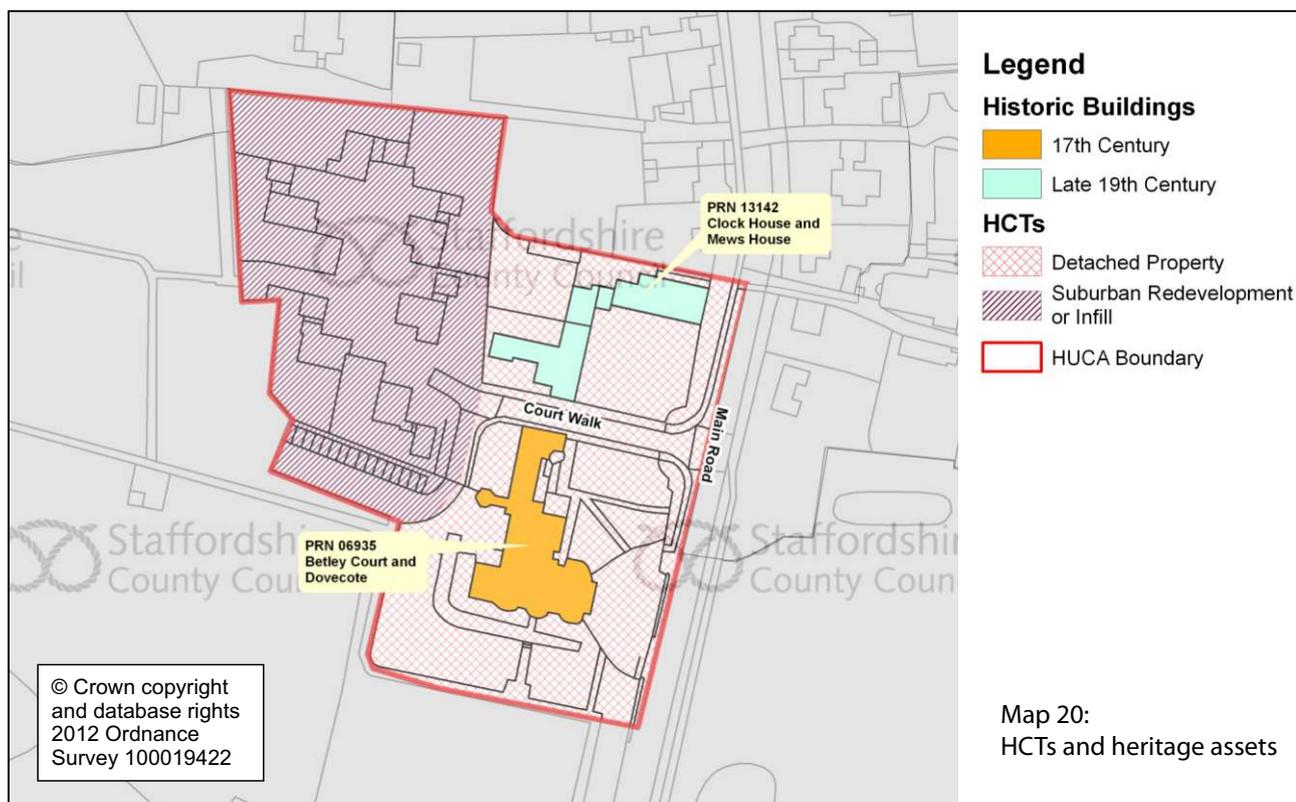
#### 4.9.4 Recommendations

The heritage significance and values have recognised the importance of this HUCA. The conservation and enhancement of the heritage assets of the HUCA would contribute significantly to the local character for the benefit of both the community and visitors.

- ◆ A statement of significance will be required to assess the impact of proposed development upon the historic environment as part of any planning application to be made within this HUCA (cf. para. 128 of NPPF)<sup>206</sup>.
- ◆ Where alterations or changes are proposed to the Listed buildings and other activity within the Conservation Area the Newcastle Borough Conservation Officer should be consulted in the first instance<sup>207</sup>. All of the designated heritage assets and their settings are covered under para. 132 of NPPF<sup>208</sup>.
- ◆ Change within the HUCA should be sympathetic to its historic character whether addressing infill development or the restoration of the historic buildings. In particular the promotion of the re-use of historic buildings to contribute to sustainable development is recommended (paras. 126 and 131 of NPPF). High quality design which is sympathetic to the historic built fabric is the key to retaining the local character of the area as identified in Bullet Point 4 of para. 17 (Core planning principles) and Bullet Point 4 of para. 58 in NPPF.
- ◆ Locally important buildings should be considered for local listing in line with the recent English Heritage guidance document entitled '*Good Practice for Local Listing: Identifying and Managing Significant Local Heritage Assets*' (2012)<sup>209</sup>.
- ◆ There is a high potential for below ground archaeological deposits to survive within the HUCA. There is also the potential for the historic buildings to retain architectural elements which could inform their origins, development, function and role within the social and economic history of Betley. 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 para. 128 of NPPF<sup>210</sup>.
- ◆ Any appropriate development within this HUCA should look to improve the historic character and sense of place within the nearby public realm. Where this concerns work within a Conservation Area this may be achieved through consultation with the Borough Conservation Officer. Outside of designated Conservation Areas the SCC Historic Environment Team should be consulted. Reference should also be made to the joint English Heritage and Department of Transport volume entitled '*Streets for All: West Midlands*' and where appropriate to the SCC '*Conservation in the Highways*' document<sup>211</sup>.

<sup>211</sup> 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>

## 4.10 HUCA 10: Betley Court and Court Walk



### 4.10.1 Statement of heritage significance and built character

The HUCA represents a change in the townscape lying as it does just to the south of the main historic core. The scale of building within the HUCA are enlarged and not aligned to the road. It is dominated by the Grade II\* Listed Betley Court, an early 18th century country house with later additions by George Wilkinson, John Nash and William Douglas Caroe (plate 4)<sup>212</sup>. The building is of red and blue chequered brickwork; a design which has also been used in the boundary wall fronting Main Road. Lying adjacent, to the north of Betley Court, are the Grade II Listed stable block and coach house arranged around two sides of a courtyard<sup>213</sup>. These were built in the mid 19th century by Robert Griffiths of Stafford and are also of red and blue chequered brickwork. At the corner of the complex is a square clock tower with spired belfry which is prominent within the townscape.

The extant country house was initially constructed for the Cradock family and was passed to the Fletcher and Twemlow families (through marriage and inheritance) during the 19th century (cf. 2.6.1.1). Documentary references suggest that the country house had replaced an earlier property which had existed by at least the mid 17th century (cf. 2.5.1.1). This is also indicated by the survival of the late 17th/early 18th century dovecote which forms part of the Grade II\* Listing.

In the late 19th century the area to the north-east of the country house (within the HUCA) appears to have formed a formal garden with a glass house (although not necessarily a walled

<sup>214</sup> Department for Communities and Local Government 2012. Web: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf>  
<sup>215</sup> The Betley Conservation Area Appraisal can be accessed [http://www.newcastle-staffs.gov.uk/Documents/Environment/Planning/conservation\\_area\\_maps/betley\\_caa.pdf](http://www.newcastle-staffs.gov.uk/Documents/Environment/Planning/conservation_area_maps/betley_caa.pdf) as at November 2012  
<sup>216</sup> Department for Communities and Local Government 2012.

garden). This area was redeveloped with large detached houses (Court Walk) grouped around an irregular courtyard during the late 20th century. The stable block and coach house have also been converted to domestic accommodation, probably at a similar period.

#### 4.10.2 Heritage values

<p><b>Evidential value:</b> There is the potential for below ground archaeological remains to survive within the HUCA relating to earlier use particularly of the earlier house of at least mid 17th century date. There is also the potential for the historic buildings, particularly Betley Court itself, to retain information concerning the development of the buildings and possibly even of pre-18th century architectural fragments.</p>	<p><b>High</b></p>
<p><b>Historical value:</b> The legibility of the historic buildings informs an important aspect of Betley's history which under the Twemlows began to take on architectural aspects of an estate village (cf. HUCA 9). The country house and stable block informs an understanding of the role and status of the families which developed them.</p>	<p><b>High</b></p>
<p><b>Aesthetic value:</b> The historic character of the HUCA contrasts with the adjacent historic core (HUCA 9) in the scale and massing of the built form. The importance of the buildings to the history and character of Betley is reflected in their listed status.</p>	<p><b>High</b></p>
<p><b>Communal value:</b> The historic buildings are in private ownership and as such are not accessible. The story of the site, however, forms an important part of the history of Betley and there is the potential for further research to be interpreted for the benefit of the community and to visitors.</p>	<p><b>Medium</b></p>

#### 4.10.3 Recommendations

The heritage significance and values have identified the importance of the HUCA in terms of its role in Betley's history and the contribution to the local historic character.

- ◆ A statement of significance will be required to assess the impact of proposed development upon the historic environment as part of any planning application to be made within this HUCA (cf. para. 128 of NPPF)<sup>214</sup>.
- ◆ Where alterations or changes are proposed to the Listed buildings and other activity within the Conservation Area the Newcastle Borough Conservation Officer should be consulted in the first instance<sup>215</sup>. Any works on or within the vicinity of the Grade II\* Listed building should be subject to consultation with English Heritage during the pre-planning stage. All of the designated heritage assets and their settings are covered under para. 132 of NPPF<sup>216</sup>.

<sup>217</sup> Ibid.

<sup>218</sup> English Heritage HELM web: <http://www.helm.org.uk/server/show/nav.19643>  
Staffordshire County Council. 2011. Web: <http://www.staffordshire.gov.uk>

- ◆ Change within the HUCA should be sympathetic to its historic character. High quality design which is sympathetic to the historic built fabric is the key to retaining the local character of the area as identified in Bullet Point 4 of para. 17 (Core planning principles) and Bullet Point 4 of para. 58 in NPPF.
  
- ◆ There is a high potential for below ground archaeological deposits to survive within the HUCA. There is also the potential for the historic buildings to retain architectural elements which could inform their origins, development, function and role within the social and economic history of Betley. 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 para. 128 of NPPF<sup>217</sup>.
  
- ◆ Any appropriate development within this HUCA should look to improve the historic character and sense of place within the nearby public realm. Where this concerns work within a Conservation Area this may be achieved through consultation with the Borough Conservation Officer. Outside of designated Conservation Areas the SCC Historic Environment Team should be consulted. Reference should also be made to the joint English Heritage and Department of Transport volume entitled 'Streets for All: West Midlands' and where appropriate to the SCC 'Conservation in the Highways' document<sup>218</sup>.

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SRO D3098/14/25b. Anonymous. 1843. 'Parish map copied September 1843 from the survey taken for the tithe commutation purposed by John Myatt in the year 1842'.

Staffordshire Extensive  
Urban Survey

# Betley

Historic Character Assessment



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