

Church Eaton

Historic Character Assessment



Staffordshire Extensive Urban Survey

Church Eaton

Controlled Document

Staffordshire County Council Document No:	EC4609.R003		
Status:	Final	Rev. No:	3

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Revision Record

Rev.	Date	By	Summary of Changes	Chkd	Aprvd
1.	14/10/2011	DAL	Amendments and editing following SAD's comments	SAD	SAD
2.	17/01/2012	DAT	Amendments and editing following comments from Stafford Borough Council	SAD	SAD
3.	25/04/2012	DAT	Amended in line with National Planning Policy Framework	SAD	SAD

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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. Church Eaton was probably planned as a medieval market town in the mid 13th century by the lord of the manor Adam de Brinton. It was laid out on a linear plan with the church at one end. Whilst Church Eaton is no longer considered to be a town, for clarity it will be referred to as such throughout this document.

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.

Eight Historic Urban Character Areas (HUCAs) have been identified in the project for Church Eaton.

The Historical Development of Church Eaton

Church Eaton probably originated as a small rural settlement, possibly with a church, at some point in the early medieval period. At present there is no evidence for any earlier activity within the EUS project area. The extant St Editha's church certainly existed by the 12th century; the date of the earliest fabric within the Grade II listed structure. The earliest settlement, is therefore, likely to have lain adjacent to the church where irregular property plots have been identified on historic maps. The evidence for an early church and

settlement, however, would need to be confirmed through archaeological research.

Church Eaton was granted a market charter in 1250/1 and it is possible that it was at this time that the lord of the manor established the settlement as a town. He appears to have lain out burgage plots along part of the High Street and the market place may have been located adjacent to the church on the site of what is now 'The Institute'. The town appears to have been reasonably successful initially, but was probably a failing or failed borough by the late 15th century.

An area of irregular settlement, possibly formed through encroachment on common land, existed to the west of the High Street by at least the early 19th century. It is possible that this settlement had its origins in the medieval period as an adjunct to the town while the market was still active.

In the 19th century the settlement was considered to contain well built houses, many of which survive including four Grade II listed timber-framed properties of at least 17th century date. No.1 Smithy Cottage, built with a cruck frame, may have its origins in the medieval period. However, this particular style of building did continue throughout the midlands and the north of England into the 17th century. Two schools were built in the 19th century, although the one to the west was converted to domestic use at some point in the 20th century. The other forms part of the Church Eaton Endowed VA Primary School.

The settlement expanded during the mid to late 20th century with houses being built upon fields and paddocks within and around the settlement. Some redevelopment of earlier buildings also occurred as well as infilling in the rear plots of some of the extant historic buildings. In the latter case this has, to some extent, reduced the legibility of the medieval planned town.

Characterisation and Assessment

- ◆ The historic character is particularly legible within **HUCA 1, HUCA 3, HUCA 5 and HUCA 6**. In these areas historic buildings and property boundaries survive to make a positive contribution to the local sense of place.
- ◆ Modern housing dominates **HUCA 2, HUCA 4, HUCA 7 and HUCA 8**, although individual historic buildings survive within HUCA 2 and HUCA 7.
- ◆ There is the potential for below ground archaeological deposits to survive relating to earlier settlement within the majority of the HUCAs to greater or lesser extents. However, it appears that the houses in **HUCA 2 and HUCA 8** were built upon field systems and the potential is lower within these two areas.

¹ Hunt nd.
² Ibid.

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

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

The term 'town' in the context of the EUS relates specifically to those settlements which were clearly established as towns during the medieval period. An assessment was carried out upon documentary sources and previous assessments by historians to establish which settlements within Staffordshire qualified as medieval towns¹. Some of the medieval towns are still clearly important economic centres in the modern landscape, including Stafford, Tamworth, Newcastle and Lichfield. Others, however, have reverted to villages some of which, like Church Eaton, comprise a handful of houses with few services. Of the nine criteria established for identifying the county's medieval towns Church Eaton qualified on four counts in that it was described as a borough and was identified as a town or borough by three eminent historians². The results of the EUS project also identified the presence and survival of burgage plots and the possible location of the market place. However, by the early 19th century the market had ceased and by the 21st century it has lost some of its status and is no longer considered to be a town. However, it will be referred to as a town rather than a village for the purposes of the EUS project.

The project constitutes a progression of the Historic Landscape Character (HLC) project which was completed for Staffordshire in 2006. The HLC was undertaken principally using maps of 1:10,000 scale and the results reaffirmed Staffordshire as a predominantly rural county. However, the scale at which the HLC was produced has meant that the more urban areas, where greater levels of change have tended to occur on a smaller scale, were not analysed in any great depth. In the HLC the central areas of the towns were described as 'Historic Core' or 'Pre 1880s Settlement' and the phases of development and their current character were not considered beyond that broad terminology. The EUS therefore aims to rectify these issues through a consideration of all the sources available on each of Staffordshire's historic towns to deepen the understanding of and apply value to the historic character of these townscapes.

The information gained from the study can be used to support and inform a variety of planning policies from national objectives down to the local policies which form the Local Plans.

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

Background

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

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

⁴ Hunt (nd.)

⁵ Archaeology Data Service website: <http://ads.ahds.ac.uk/>



the settlement; the presence of burgage plots³ and formal market places whether physically surviving, referenced in historical documents or identifiable on historic mapping. It also took into account the references to medieval organisations such as guilds and to the construction of civic buildings such as town or market halls. The diversity and nature of the occupations of the inhabitants were also included; the greater the range and the less agricultural focused the more likely to represent an urban settlement⁴.

Aim

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

Outputs

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

The principal outputs are the Historic Character Assessment reports for each town. These are available in hard copy at the William Salt Library, but are also accessible through the Staffordshire County Council website and the ADS website (where the national programme is currently held)⁵.

Section Summary

- ◆ There is currently little evidence for human activity from the prehistoric period through to the early medieval period within Church Eaton. This is despite the presence of significant prehistoric and Roman monuments within the wider landscape. However, this situation is as likely to have been due to a lack of research rather than the absence of occupation during these periods.
- ◆ The earliest documentary record for Church Eaton comes from Domesday Book (1086), which suggests a small settlement reliant upon arable and pastoral farming. The earliest settlement may be associated with irregular property boundaries located adjacent to the church.

There may have been a church present within the early medieval settlement; a priest is also recorded in Domesday Book. However, the earliest fabric of the extant church dates to the 12th century and includes the tower. It has been altered and extended on several occasions including in the 13th century which may be associated with the establishment of the town. It was restored in 1886, but retains evidence of the periods of architectural alteration within its extant fabric.

- ◆ Both documentary evidence and the settlement plan form affirm that Church Eaton was established as a town by the lord of the manor in the mid 13th century. This may have been associated with the granting of the market charter in 1250/1. It was recorded as a 'free borough' in 1275 and held borough courts until at least 1599. The key element of the medieval town, the planned burgage plots, is also identifiable within the townscape on historic maps. These plots are still discernible within the settlement, although

some redevelopment along the High Street and infill development to the rear of the historic houses has impacted upon their legibility.

- ◆ The vernacular architecture of the settlement is comprised of timber framed buildings probably dating principally to the 17th century and brick built cottages, which are probably later. However, there is the potential for these buildings to have earlier fabric retained within their structures. The earliest vernacular building is believed to be the Grade II listed Smithy Cottage which has a pair of visible timber cruck blades in one of its gable ends. It has not been closely dated, but could be as early as the later medieval period. There are three other timber framed buildings standing on the High Street, all of which are Grade II listed.
- ◆ The market place is no longer legible within the settlement, but it is likely to have been located adjacent to the church upon the site of what is now 'The Institute'. The market place was probably triangular in form. Documentary evidence attests to the fact that it appears to have been a reasonably successful economic centre to begin with. However, it seems to have been failing by the 15th century, even though a market may have still been held at this time. By circa 1500 historians no longer consider it to be an urban settlement. The development of the market space may have begun in the 17th century with the development of the Grade II listed 'Institute Farmhouse'.
- ◆ There are further historic irregular plots present at the western end of Church Eaton, which by the 19th century at least appear to have formed part of Wood Eaton. These plots are associated principally with brick cottages and a former 19th century school, although the origin of this

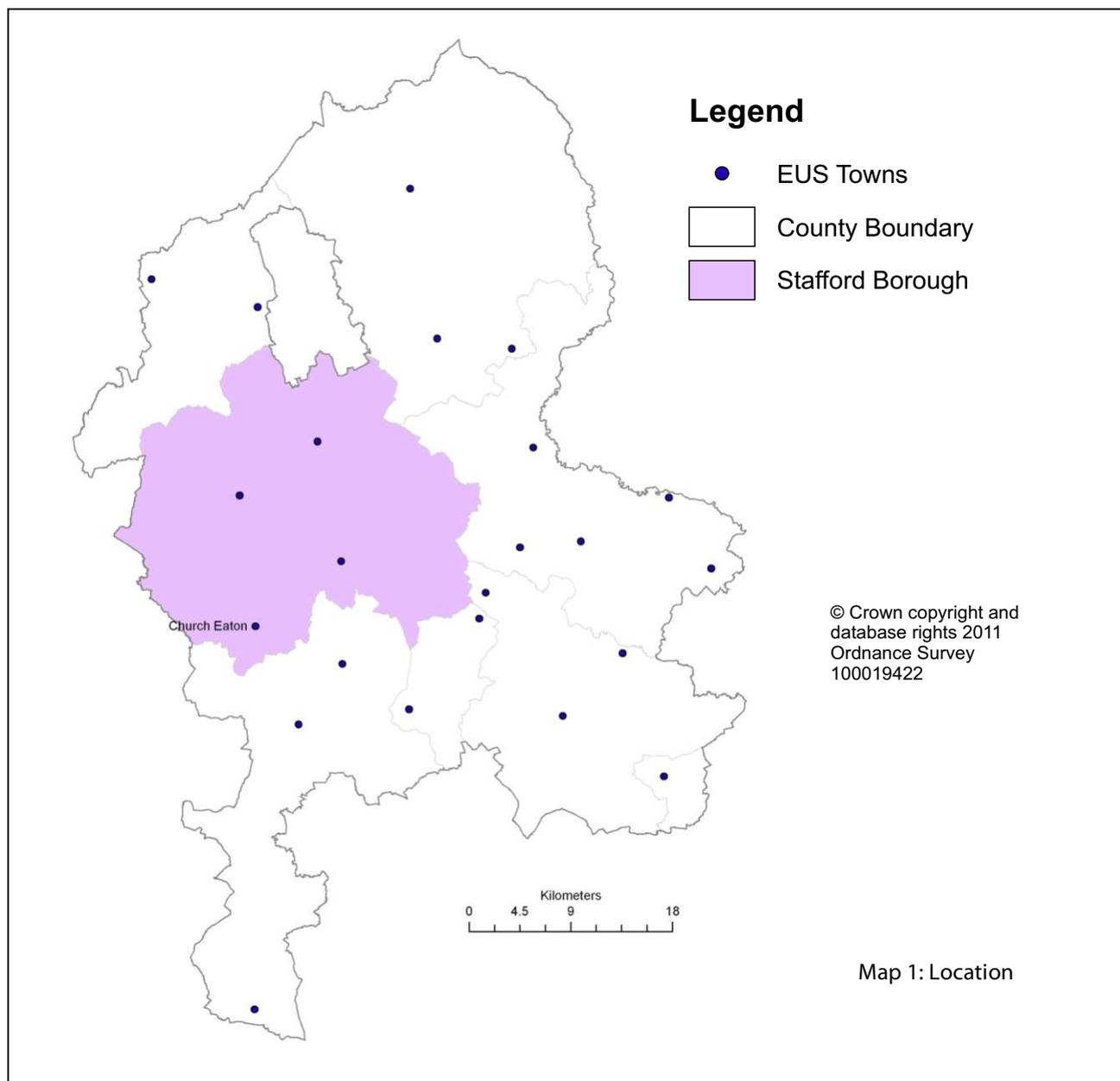
settlement is currently unknown. It may be associated with the presence of the market during the medieval period.

- ◆ A grammar school existed by the early 17th century and probably stood within the church yard. This was rebuilt in the late 18th century and is known to have stood adjacent to the southern churchyard wall. However, this was removed in the 19th century, when the grammar school was rebuilt on a new site; that of the present school. The earliest part of the extant school was built in the late 1890s/early 1900s and the grammar school buildings were demolished after the First World War. The school and its playing field are a prominent feature of the High Street.
- ◆ The settlement expanded during the mid 20th century along existing lanes, with some redevelopment along the High Street itself. This growth continued into the late 20th century with the redevelopment of further properties in the High Street and the infilling of some of the back plots of the extant historic properties.

1. Setting

1.1 Location

Church Eaton lies within Stafford Borough, approximately 9km to the south west of the county town. It lies at the meeting point of several roads, which connect it to the surrounding villages and farmsteads. However, all of these roads are minor routes in the modern landscape comprising, for the most part, narrow country lanes. The nearest main road is the Stafford to Newport Road (now the A518) which lies approximately 3.5km to the north.

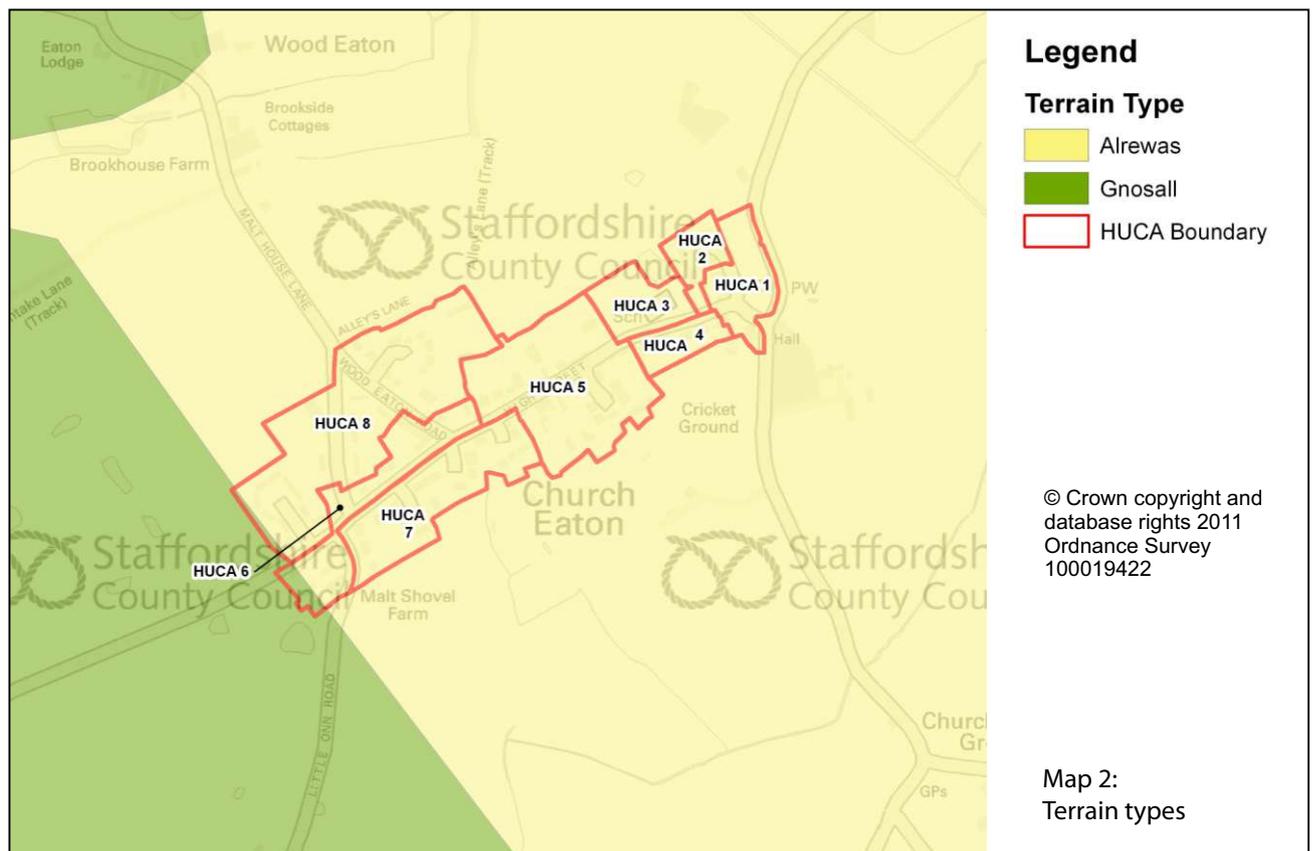


1.2 Geology and topography

The settlement lies upon a lowland river terrace adjacent to the Church Eaton Brook, which passes through the parish on an approximately north-south alignment approximately 250m to the east of St Editha's church⁶. The church represents the highest point within the project area lying at around 92m AOD, the landscapes falls very gently away to the west along the High Street to around 90m AOD.

The geology and terrain types (cf. map 2) reflect this low lying landscape. The solid geology is Mercia mudstone overlain by glaciofluvial deposits of sand and gravel (Terrain Type 'Alrewas' on map 2). This area is subject to seasonal flooding, which may be reflected in the placename evidence 'Eaton' which suggests a marshy landscape (cf. 2.3.1)⁷.

To the south west of the town the terrain type changes, although the bedrock is still Mercia mudstone (map 2: Gnosall)⁸. This terrain type is represented by rolling lowlands, which are also subject to water logging⁹. However, at the juncture between the two terrain types the land begins to rise up towards High Onn, which stands at around 131m AOD.



1.3 Sources

1.3.1 Historical

The Victoria County History for Staffordshire was consulted as the principal history of Church Eaton, although this mostly related the descent of the manor¹⁰. A number of websites were also consulted including Historical Directories Online, which described the settlement at various points during the 19th century¹¹.

1.3.2 Cartographic

The earliest comprehensive map to show the settlement of Church Eaton is the tithe map (1838)¹². Two early 19th century township maps also exist, although neither depicts the town in any detail¹³. The 25" OS map series (first to third editions) were also comprehensively consulted.

The earliest map depicting Church Eaton, although in little detail, is William Yates' Staffordshire County map of 1775.

1.3.3 Archaeological

To date no archaeological interventions have been carried out within Church Eaton.

Like the remainder of the County, Church Eaton was covered by the broader HLC project.

There are five Listed Buildings within the settlement and a Conservation Area covers the historic core and an area lying to the south east, beyond the EUS project area, which incorporates the cricket ground and the Grade II listed property known as 'The Old Rectory' (cf. map 10). A medieval moated site, designated as a Scheduled Monument, lies approximately 200m to the north of Church Eaton, also beyond the EUS project area (cf. map 10).

2. Context and Historical Development

2.1 Prehistoric

There is currently no evidence for human activity within Church Eaton parish during the prehistoric period. However, this is most likely due to a lack of research rather than a total absence of occupation or activity. There is a similarly poor understanding from the five surrounding parishes where only nine late prehistoric findspots have been recorded. This is despite the fact that Berry Ring Hillfort, an important feature within this landscape, lies approximately 5.5km to the north east of Church Eaton¹⁴.

2.2 Roman (43AD to 409AD)

A Roman road, lying approximately 2km to the south west of Church Eaton, crosses through the parish on a south east to north west alignment¹⁵. The road links Whitchurch, Shropshire to Watling Street (now the A5) at Stretton approximately 5km to the south east of the Church Eaton parish boundary.

Whilst the road is currently the only evidence for activity in the parish for this period there is a concentration of Roman sites in the wider landscape. Watling Street passes through the Roman settlement of Pennocrucium, which lies close to the boundary of three parishes, Lapley and Wheaton Aston, Brewood and Penkridge (approximately 9km to the south east)¹⁶. There is evidence in the landscape for several phases of activity around this settlement including five forts, two temporary camps as well as several roads which converge in this area¹⁷. As a result of finding these sites research has intensified within this landscape and consequently further Roman finds have been recovered from the wider area. Such evidence may perhaps suggest a

concentration of activity within this landscape although equally it may reflect the academic focus on this area. Nevertheless the presence of a not insubstantial Roman settlement in the area would suggest an intensification of possibly agricultural activity within the surrounding hinterland.

2.3 Early Medieval (410AD to 1065AD)

2.3.1 Placename

The placename is first recorded in Domesday Book (1086) as 'Eitone' and is believed to mean an island settlement surrounded by wet ground or marshland¹⁸. The earliest reference to 'Church Eaton' occurs in 1261 and it is considered to have been named thus to differentiate it with Wood Eaton to the northwest.

2.3.2 Settlement

The earliest reference for settlement at Church Eaton comes from Domesday Book, where it is recorded that the manor had been held by a freeman prior to the Norman Conquest (1066)¹⁹. The entry suggests the settlement comprised of sixteen households, three slaves and a priest²⁰. The placename evidence suggests that the earliest occupation may have been clustered on the higher land adjacent to the church. Map 3 suggests where this settlement may have been located based upon a greater irregularity within the settlement pattern close to the church as shown on historic maps²¹. Alternatively it is possible that it was at least partially dispersed across the landscape.

¹⁴ Staffordshire HER: PRN 00024; English Heritage National Heritage Asset no 1013163

¹⁵ Staffordshire HER: PRN 01729

¹⁶ Staffordshire HER: PRN 00062

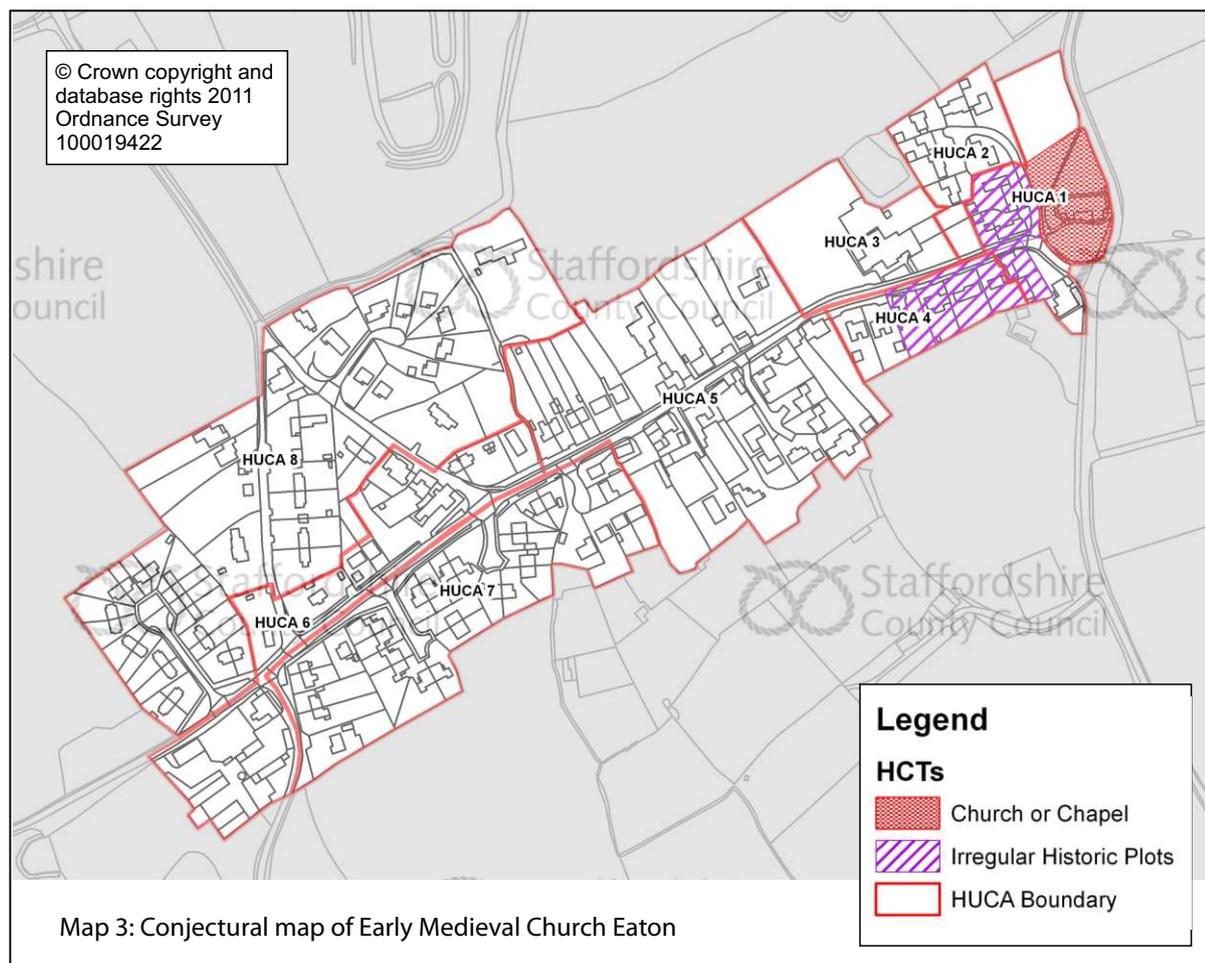
¹⁷ Oldfield 1982: 94-96; Staffordshire HER: PRN 00061, PRN 00063, PRN 00162 and PRN 00218

¹⁸ Gelling 1981: 6; Horovitz 2005: 242 and 610; Hawkins & Rumble 1976: 11,65

¹⁹ Hawkins & Rumble 1976: 11,65

²⁰ Ibid.

²¹ SRO D5029 Tithe map 1838; Landmark First Edition 25" OS map (circa 1880)



2.3.3 Economy

Domesday Book also provides evidence for the principal economy of the settlement which was agricultural in nature. The fact that there is land for seven ploughs suggests that arable farming formed part of the economy. Meadow and woodland is also recorded suggesting animal husbandry; the woodland would have also have provided timber (construction material) and fuel.

2.3.4 Religion

A priest is recorded in Domesday Book, which is usually presumed to imply the presence of a church. It is likely that such a church stood upon the site of the extant St Editha's, but to date there is no evidence to confirm or refute this conjecture (cf. 2.4.4 and map 3)²².

2.4 Medieval (1066 to 1499)

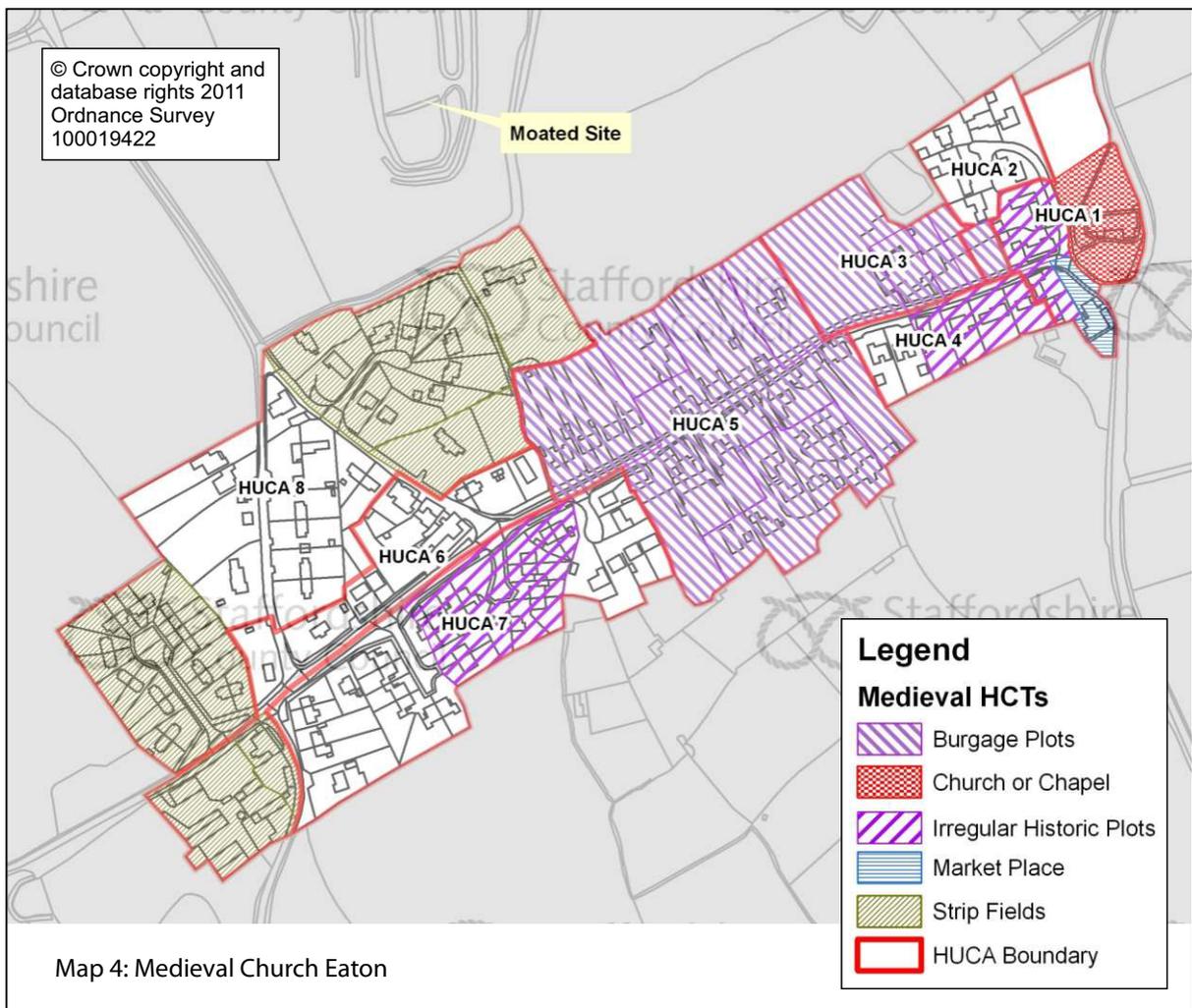
2.4.1 Manor

The manor of Church Eaton included the settlements of Church Eaton, Wood Eaton and Orslow during the medieval period²³. However, only Church Eaton itself is covered by this project. The overlordship of the manor remained with the barons, later earls, of Stafford throughout the

²⁴ Davies & Midgley 1958: 92
²⁵ Ibid: 92-3
²⁶ Ibid: 93; Wrottesley 1883 from BHO web 13/09/2011
²⁷ Staffordshire HER: PRN 01633; English Heritage National Heritage Asset No.1011062
²⁸ Wrottesley 1883 from BHO web 13/09/2011
²⁹ Davies & Midgley 1958: 94
³⁰ SRO D240/E(A)2/43 and SRO D240/E(A)2/46

medieval period²⁴. By the late 12th century the manor was being leased to the de Brinton family through their marriage to the daughter of the previous principal tenant Hamon, lord of Longford in Shropshire²⁵. The de Brinton family continued to hold the tenancy until 1438 when it reverted to the overlords, the earls of Stafford (from 1444 the Dukes of Buckingham)²⁶.

The earthworks of a Scheduled moat survive to the north of Church Eaton (beyond the project area cf. map 10)²⁷. Documentary sources make reference to a manor house in both 1274 and 1315; a garden is mentioned in the earlier reference²⁸. The moated site is therefore likely to be the location of the manor house recorded in the documentary sources. By 1468 the manor house appears to have been held by a tenant and this arrangement continued until at least 1599²⁹. The date which the site was finally abandoned is currently unknown. Properties are identified within the area of the moated site on Yates' 1775 map although maps of early 19th century date show no buildings or structures in this area³⁰.



³¹ Ibid; Slater 2007: 31

³² Dyer 2011: 46

³³ Davies & Midgley 1958: 93

³⁴ Burgage plot: A plot of land longer than it is wide, can include any structures on it. Typical of medieval towns. (Scope note reproduced from the Thesaurus of Monument Types by kind permission of English Heritage. © 2011 English Heritage)

2.4.2 Settlement/Town

Domesday Book suggests that a settlement, with a church, probably existed in the vicinity of the present village by at least the mid 11th century (cf. map 3, 2.3.2 and 2.3.4). If this is the case then this settlement pattern probably continued to exist until some time during the early or mid 13th century. Whilst there is no reference to a borough charter for Church Eaton in documentary records it was described as a 'free borough' by 1275 and was still electing officers to the borough court in the late 16th century³¹. Borough privileges often related to trading practices, and could also enable the inhabitants to raise their own taxes and hold courts. They also exempted the burgage holders from market tolls³². It is therefore likely that the lord of the manor, Adam de Brinton, authorised borough privileges to the inhabitants of Church Eaton around the time he was granted a market charter in 1250/1 (cf. 2.4.3.2)³³.

The evidence that Church Eaton was established as a town is supported by the survival of burgage plots along the High Street (cf. map 4)³⁴. The laying out of burgage plots to a standard measurement and the fixed rent which was applied by the lord of the manor were key aspects of medieval town planning as was the creation of a market place. Whilst burgage plots were clearly laid out, the location of the market place is not obvious within the current settlement plan. However, it is possible that the area lying adjacent to the church and defined as HCT 'Historic Irregular Plots' on map 4 may have been the location of the market place during the medieval period (cf. 2.4.3.2).



Plate 1: Smithy Cottage

In 1275 the rent raised from the town was £7 suggesting a reasonably successful start to the new borough, however this success does not appear to have been maintained into the post-medieval period (cf. 2.4.3 and 2.5.1)³⁵.

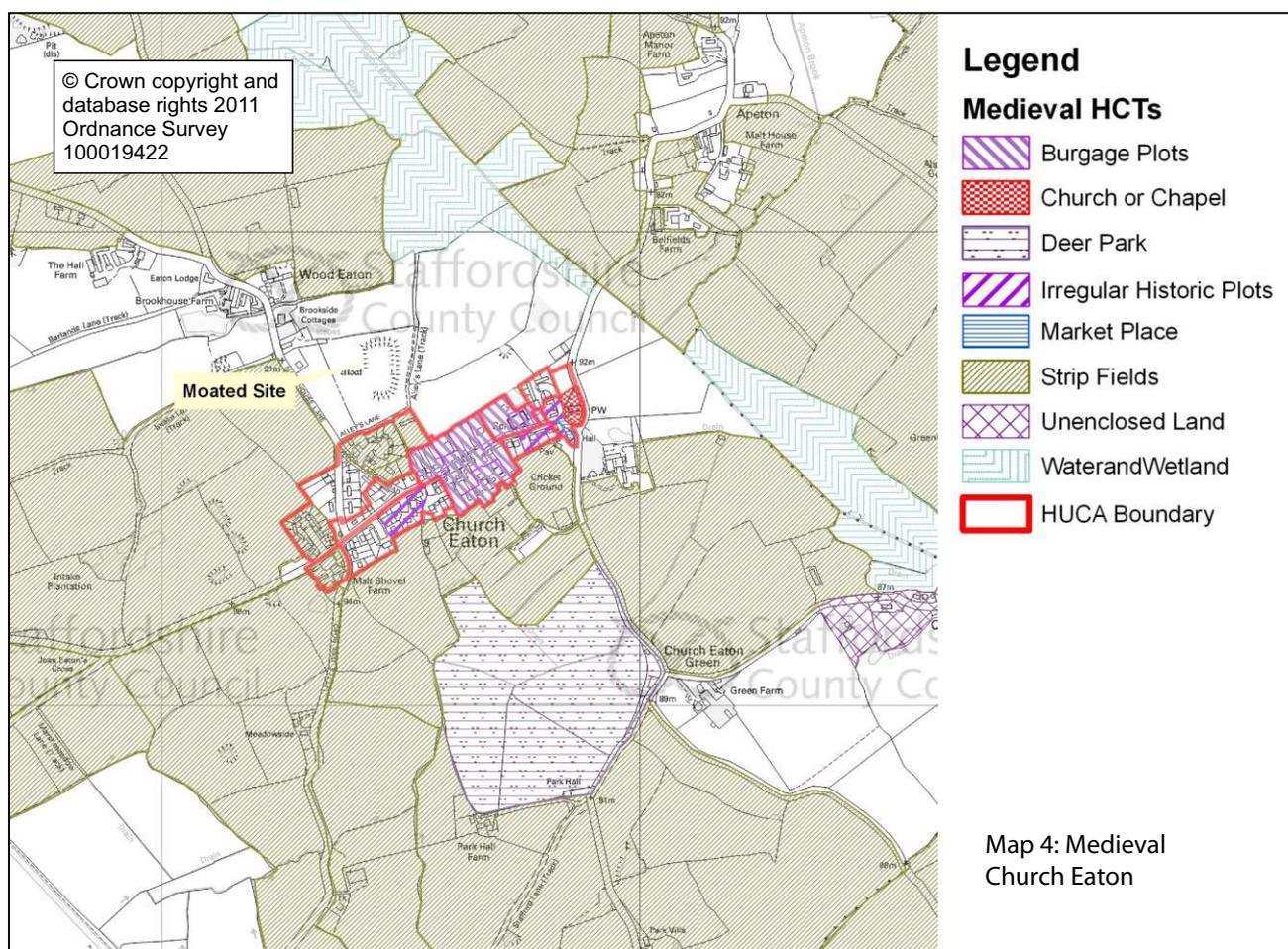
The earliest vernacular building within the town may be the Grade II listed Smithy Cottage in the High Street (HUCA 5). This timber framed property is cruck built and may have been constructed in the late medieval period (cf. plate 1)³⁶.

2.4.3 Economy

2.4.3.1 Agriculture

Documentary sources record the agricultural assets of the manor during the late 13th to late 14th century. These include references to arable, pasture, meadow and woodland³⁷.

The areas where arable agriculture dominated during the medieval period around Church Eaton have been identified from field patterns as part of the Staffordshire Historic Landscape Character (HLC) project. These indicate the location of the manor's open fields (cf. map 5 and 2.5.2.1).



³⁸ Yates' 1775

³⁹ Wrottesley 1886 from BHO web 19/08/2011

⁴⁰ Yates' 1775

⁴¹ Wrottesley 1883 from BHO web 13/09/2011

⁴² Wrottesley 1886 from BHO web 19/08/2011; Dyer 2002: 19 (fig. 4)

⁴³ Birrell 1979: 46

⁴⁴ *Ibid.* Pannage: money raised from allowing pigs to graze within the woodland; Herbage:

⁴⁷ *Ibid.*: 93; Wrottesley 1883 from BHO web 13/09/2011

⁴⁸ Phillips 2011: 110; Dyer 2002: 11

⁴⁹ SRO D240/E(A)2/41

⁵⁰ Slater 2007: 35

The pasture referred to in 1315 and 1336 appears to only have covered between 2 acres and 8 acres, although this may relate only to the land held by the lord of the manor; other pasture may have existed as common land. A small heathland, Goosemoor Heath, is recorded in the late 18th century on the western border of the parish, approximately 2km west of the town³⁸. Land at 'Gosemer Sych' recorded in 1349 may have been located in the vicinity of Goosemoor³⁹. A second small heath, indicated on the same map, is located approximately 795m south east of Church Eaton, at Church Eaton Common⁴⁰. Heathland is likely to have been located in these two areas since at least the medieval period. The lord of the manor was granted 'free warren' within the manor in 1250/1 and this is likely to have been located within heathland⁴¹.

A shepherd is recorded in a tax list of 1327 (Ric'o Bercario) and in the 15th century at least one weaver and one tailor operated in the manor⁴². This evidence may suggest that wool and sheep were an important part of the local economy. Cattle were also a feature of the economy of the town; in 1387 40 beasts were recorded as being stolen from the township⁴³.

In 1274 and 1315 the lord of the manor received profits from the woodland by allowing grazing there; although in 1315 he also received revenue through the collection of underwood⁴⁴. Placename evidence suggests that the woodland of the manor lay in the area of Wood Eaton; lands held by tenants' of the de Brinton's were recorded in Wood Eaton during the late 13th century⁴⁵.

Evidence from field names recorded on the tithe map (1838) suggests that a park may have existed to the south of the settlement, beyond the EUS area⁴⁶. It is possible that this may have originated as a medieval deer park, although further research would be required to determine its precise history and origins.

2.4.3.2 Markets & fairs

Adam de Brinton, as lord of the manor, was granted the right to hold a market and a two-day fair in 1250/1⁴⁷. It has been suggested that the market was never particularly successful, although Dyer noted that even in the late 15th century a market was probably still active as occupations such as brewer, butcher, fishmonger and baker are recorded in the manor court records⁴⁸.

The location of the market place is unclear (cf. 2.4.2) although it was potentially located upon the site of what is now 'The Institute' and possibly the 17th century Grade II listed 'Institute Farmhouse' (cf. HUCA 1). An early estate map of Church Eaton (1717) suggests that the land upon which 'The Institute' now stands possibly formed part of the highway and thus creating what appears to be a 'triangular' market place⁴⁹. By the tithe map of 1838 this area had been partially developed and a paddock created (cf. 2.5.2.2). Terry Slater, an historical geographer, looking at Staffordshire's medieval market town observed that there are an above average number of triangular market places within the county citing Brewood, Abbots' Bromley and Penkridge as examples; two of these settlements lie within 10km of Church Eaton⁵⁰. Slater offered no observations on Church Eaton's market place, but it seems possible that it formed another example.

2.4.3.3 Industry

A diversity of non-agricultural occupations is an indicator of a successful medieval market town. It is this lack of diversity at Church Eaton, at least by the late 14th century, which identifies it as a failing or failed borough. In the 1381 poll tax only four occupations are recorded and an analysis of the plea rolls for the period 1414 to 1485 revealed only two occupations; tailor and weaver. Historian, Chris Dyer, notes that many villages in 1381

⁴⁵ Davies & Midgley 1958: 94

⁴⁶ SRO D5029; Staffordshire HER: PRN 54515

also recorded an average of four non-agricultural occupations, suggesting that Church Eaton was failing as a town by at least this period⁵².

2.4.3.4 Watermills

Ruined watermills were recorded for the manor in 1315 and a windmill was recorded in 1336, although the location of these buildings is not currently known⁵³.

2.4.4 Religion

2.4.4.1 St Editha's Church

Whilst it is likely that a church existed at Church Eaton by the time of Domesday Book (cf. 2.3.4) the earliest fabric within the extant Grade II* listed church dates to the 12th century and includes the late 12th century tower (cf. plate 2)⁵⁴. The church was enlarged during the 13th century with the addition of the north aisle whilst the spire probably dates to the 14th century⁵⁵.

The church is believed to have been given to Polesworth Abbey, Warwickshire probably in the late 11th/early 12th century⁵⁶. The Abbey was dedicated to St Edith and it is likely that the dedication of Church Eaton's church to this saint dates to this period. The enlargement of the church in the 13th century may be associated with the founding of the town and the anticipation of a larger, commercial, population.

The medieval rectory described as a single storey hall with a parlour wing and kitchen wing survived until the early 18th century⁵⁷. Its location is unknown, but it may have stood on the site of the rectory which was built to replace it (cf. 2.6).

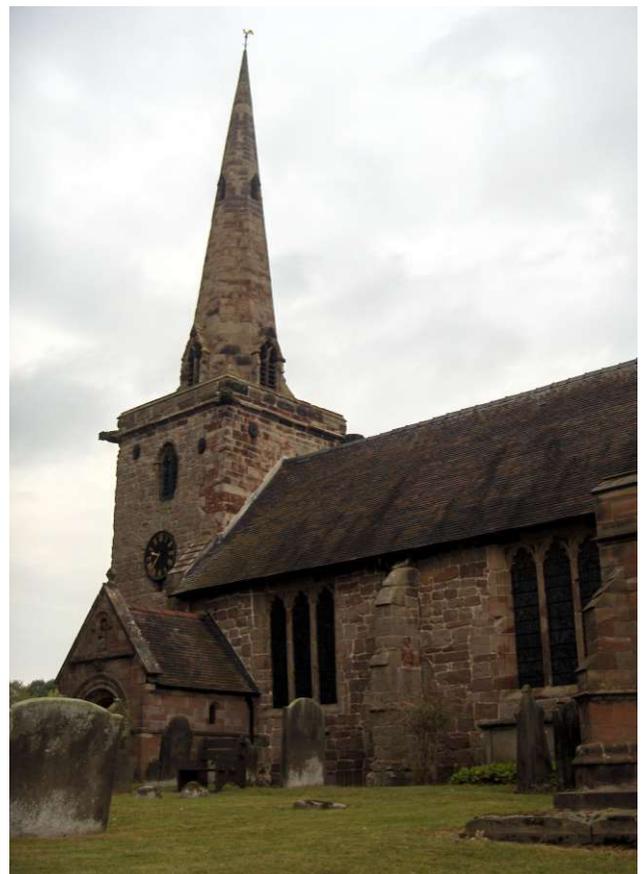


Plate 2: St. Editha's Church

2.4.5 Communications

Church Eaton lies within a network of lanes which link to other local settlements such as Little Onn to the south, Apeton to the north east, Wollaston to the south east and Bradley to the east. It is these local interconnections which were likely to have been important in the establishment of the borough in the 13th century. However, whilst not directly linked to Stafford the county town only lay 9.5km to the north east. Several other markets were located locally including Newport, Shropshire approximately 9.6km to the west, Penkridge 8km to the south east and Brewood 9km to the south east.

⁵⁸ Dyer 2002: 13 (fig. 2)
⁵⁹ Phillips 2011: 110; Davies & Midgley 1958: 94; Slater 2007: 31
⁶⁰ Wrottesley 1883 from BHO web 13/09/2011; Anon 1929: 1-79; Messuage: A dwelling-house with outbuildings and land assigned to its use; Toft: The place where a house stood or had once stood, often adjoining a garth or croft. (Scope notes reproduced from the Thesaurus of Monument Types by kind permission of English Heritage. © 2011 English Heritage)
⁶¹ Anon 1929: 1-79
⁶² Ibid.
⁶³ Staffordshire HER: PRN 07963, PRN 07967 and PRN 07969

⁶⁴ Wrottesley 1883 from BHO web 13/09/2011
⁶⁵ Thomas 1931: 61-99
⁶⁶ SRO D240/E(A)2/41

2.5 Post Medieval (1500 to 1699)

2.5.1 Settlement

Dyer indicates that Church Eaton had effectively ceased to be an urban settlement by circa 1500⁵⁸. However, the borough court continued to sit until 1599, although there is no surviving evidence that it existed after this date⁵⁹.

In 1589 there were 40 messuages and 40 tofts lying within both Church Eaton and Wood Eaton, whilst the hearth tax of 1666 records 51 properties in Church Eaton⁶⁰. In the latter document two properties are recorded with six hearths one of which may relate to the manor house⁶¹. The medieval rectory, occupied by "Mr Jennings, Clericus" had four hearths⁶².

Other than Smithy Cottage (cf. 2.4.2) the earliest houses in Church Eaton probably date to the 17th century. There are three Grade II listed houses of this period all of which have visible external timber framing including 'The Briars' (cf. plate 3, HUCA 1 and HUCA 5)⁶³. Other, undesignated, historic buildings are also located within the settlement, none of which have been closely dated. Consequently it is possible that these historic buildings could prove to have post medieval, or earlier, origins.

Settlement is shown on historic maps at the junction of High Street and Wood Eaton Road whose origins are currently unclear. However, this may relate to the encroachment of settlement, whose origins may be at least post medieval in origin (HUCA 6 and HCT 'Irregular Historic Plots' on map 6).

2.5.2 Economy

2.5.2.1 Agriculture

Little is currently known about the history of the agricultural landscape surrounding Church Eaton. In 1589 500 acres of land, 300 acres of

meadow, 500 acres of pasture, 600 acres of wood and 500 acres of heather were recorded for the two manors of Church and Wood Eaton⁶⁴. This suggests a mixed economy, not dissimilar to that described in the medieval period (cf. 2.4.3.1). Across Staffordshire, during the post medieval period, open fields were gradually being enclosed through agreements between landholders; the resulting field pattern being referred to in the Historic Landscape character project as 'Piecemeal Enclosure'. This project has identified that this process of enclosure occurred in Church Eaton. However, there is no documentary research to suggest at what period this occurred within the township. Documentary evidence suggests that in Staffordshire more generally this form of enclosure occurred between the 14th and 18th centuries⁶⁵.



Plate 3: The Briars

2.5.2.2 Market

It is unlikely that the market still existed by the post medieval period and particularly not once the borough court had ceased to exist (cf. 2.5.1). It was argued above that the location of the market place may have still been largely visible within the settlement on the 1717 estate map⁶⁶. However, it is possible that it may have been larger at an earlier period and

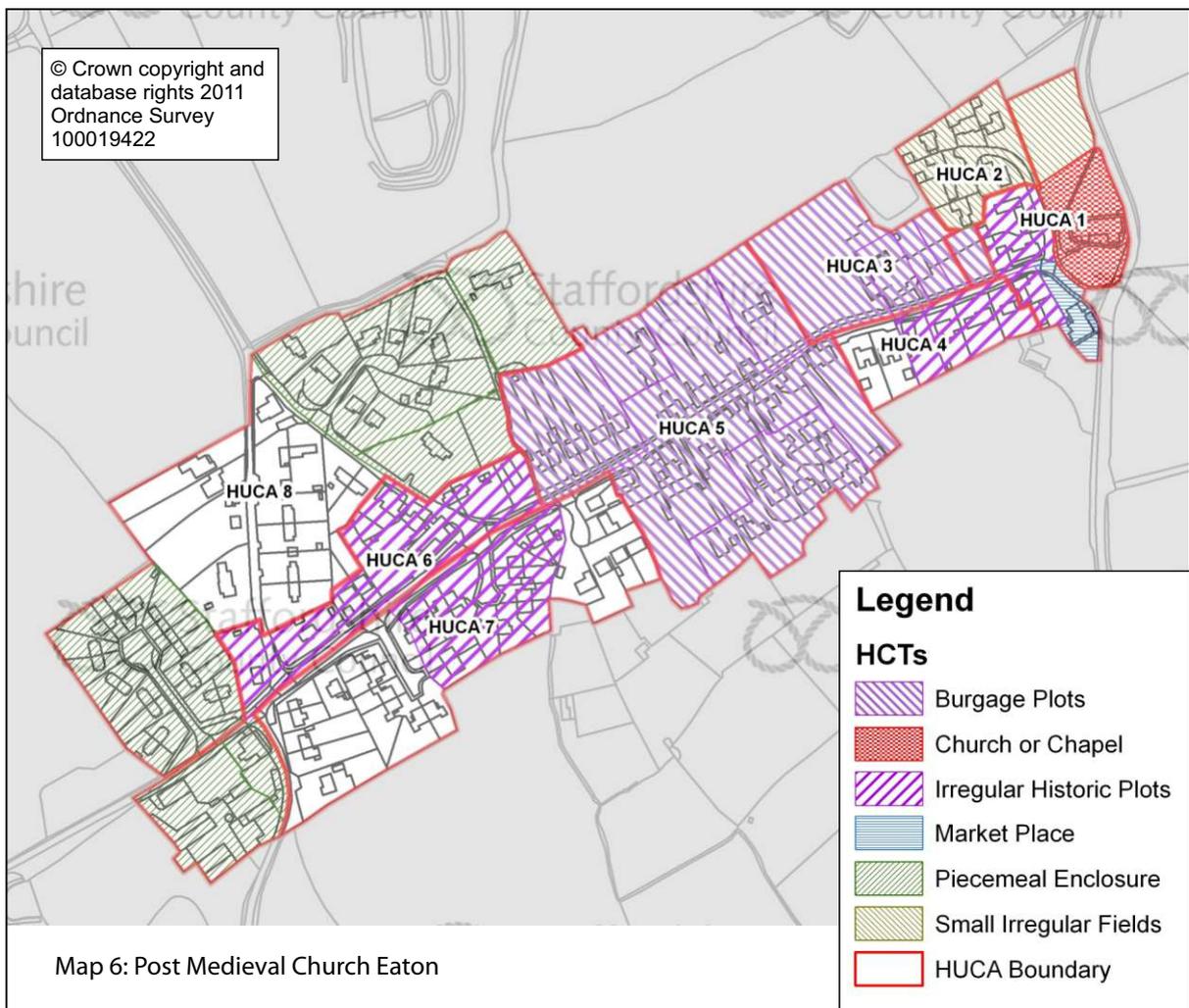
that Institute Farmhouse may represent the development on the market place in the period following its abandonment as an economic element of the settlement.

2.5.2.3 Watermill and other Mills

Two watermills are recorded in 1589, although this may relate to two stones within one building⁶⁷. In either case the location of the watermills relating to the manors of Church and Wood Eaton are currently unknown.

2.5.4 Education

There is documentary evidence to suggest that Church Eaton had a free grammar school by the early 17th century although nothing is known regarding its foundation⁶⁸. The school was supported from the rents of the school lands which were located in and around Church Eaton. The grammar school was rebuilt in the late 18th century and the location of the earlier building is currently unknown. However, it is possible that it stood upon the same site as the later building; this was located in the southern portion of the church yard (cf. map11)⁶⁹.



An engraving of St Editha's church (circa 1800) shows what is probably the Grammar School in the background partially hidden by the church. The engraving is not detailed enough to be able to judge whether it was built of stone or brick; but it does show a small mullion window and a chimney in the gable end⁷⁰.

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

In the mid 19th century Church Eaton was described as a long village “chiefly on one street of detached and well built houses”⁷¹. Many of the houses surviving along the High Street appear to date to the 18th or 19th century and are likely to include the red brick properties Church Farmhouse (HUCA 1; plate 4), Rose Villa (HUCA 4), The Swan (HUCA 5) and Rhaydley (HUCA 6); all of which stand on the High Street. However, it should be born in mind that any of these properties may retain earlier fabric within their structures.

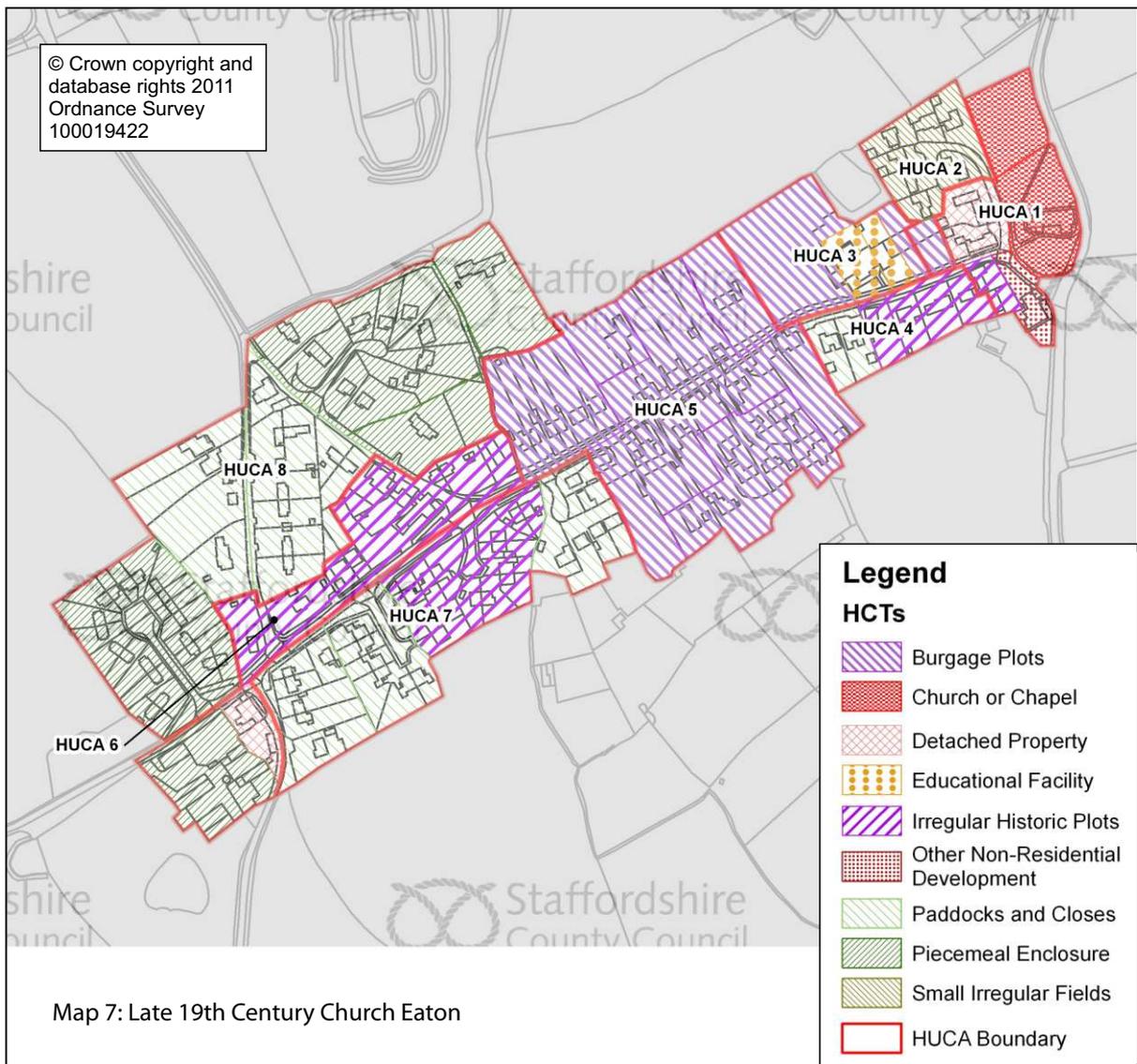


Plate 4: Church Farmhouse

The settlement around the junctions of Wood Eaton Road, Malthouse Lane and High Street, at least in the early to mid 19th century, appears to have formed part of Wood Eaton rather than Church Eaton according to the trade directories⁷².

The trade directories also note that the land was primarily farmed for arable, with barley, oats and beans being the principal crops in the 1890s, although meadows and uplands are also recorded⁷³.

The industries recorded in the 19th century trade directories mostly related to agriculture and commerce and in 1896 include a blacksmith, grocers, butcher, shoe maker and a tailor⁷⁴. These occupations reflect the local needs of the inhabitants of the settlement. In 1851 four public houses were recorded; the Malt Shovel, The Royal Oak (both described as being in Wood Eaton), The Swan and the New Inn (both in Church Eaton)⁷⁵. All but the New Inn are identifiable within the townscape (cf. 2.7, HUCA 5 and HUCA 6). By 1896 there were only three public houses: The Malt Shovel, The Royal Oak and The Swan⁷⁶.



In 1892 The Institute, located opposite the church, was built by the Wyley family for the use of the parish (cf. plate 6)⁷⁷. A late 19th century directory describes the entertainments it provided which included a billiard room and a hall which was licensed for music and dancing⁷⁸. This building presumably provided new social opportunities for the community.

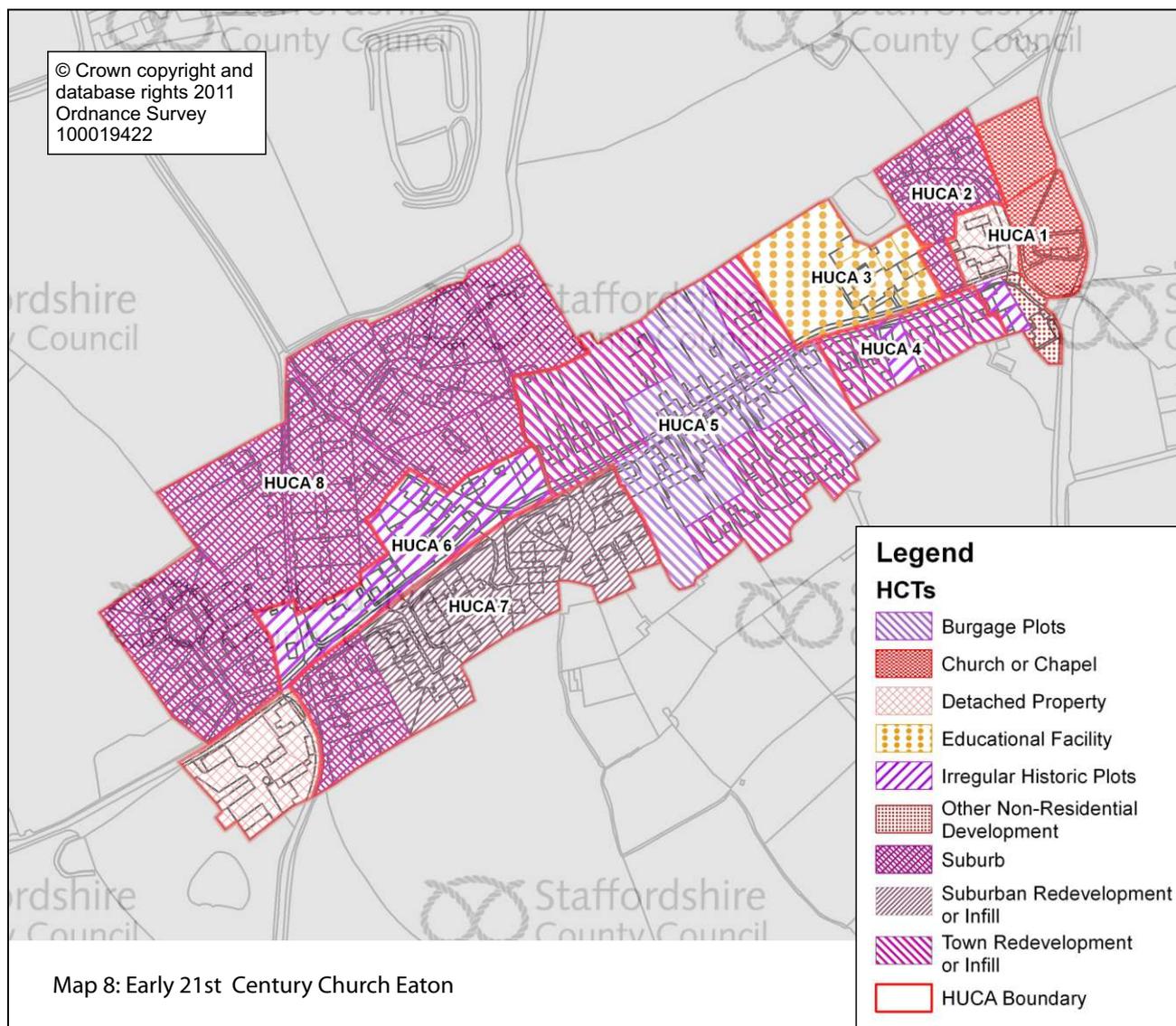
A successful campaign to remove the grammar school from the church yard was waged during the mid 19th century. A new grammar school was built to the west of Church Farm in 1857 upon the site of the extant primary school (cf. map 7 and HUCA 3 for detail)⁷⁹. A girls and infants school was established in Wood Eaton Road, described as Wood Eaton, in 1860 (HUCA 6). The school building is extant (cf. plate 5), but was sold in 1903 following its amalgamation with the Grammar School. A new school was built adjacent to the Grammar School in the late 1890s/early 1900s and is now known as the Church Eaton Endowed VA Primary School (cf. HUCA 3 and plate 7).



Plate 5: The Old School House, Wood Eaton Road

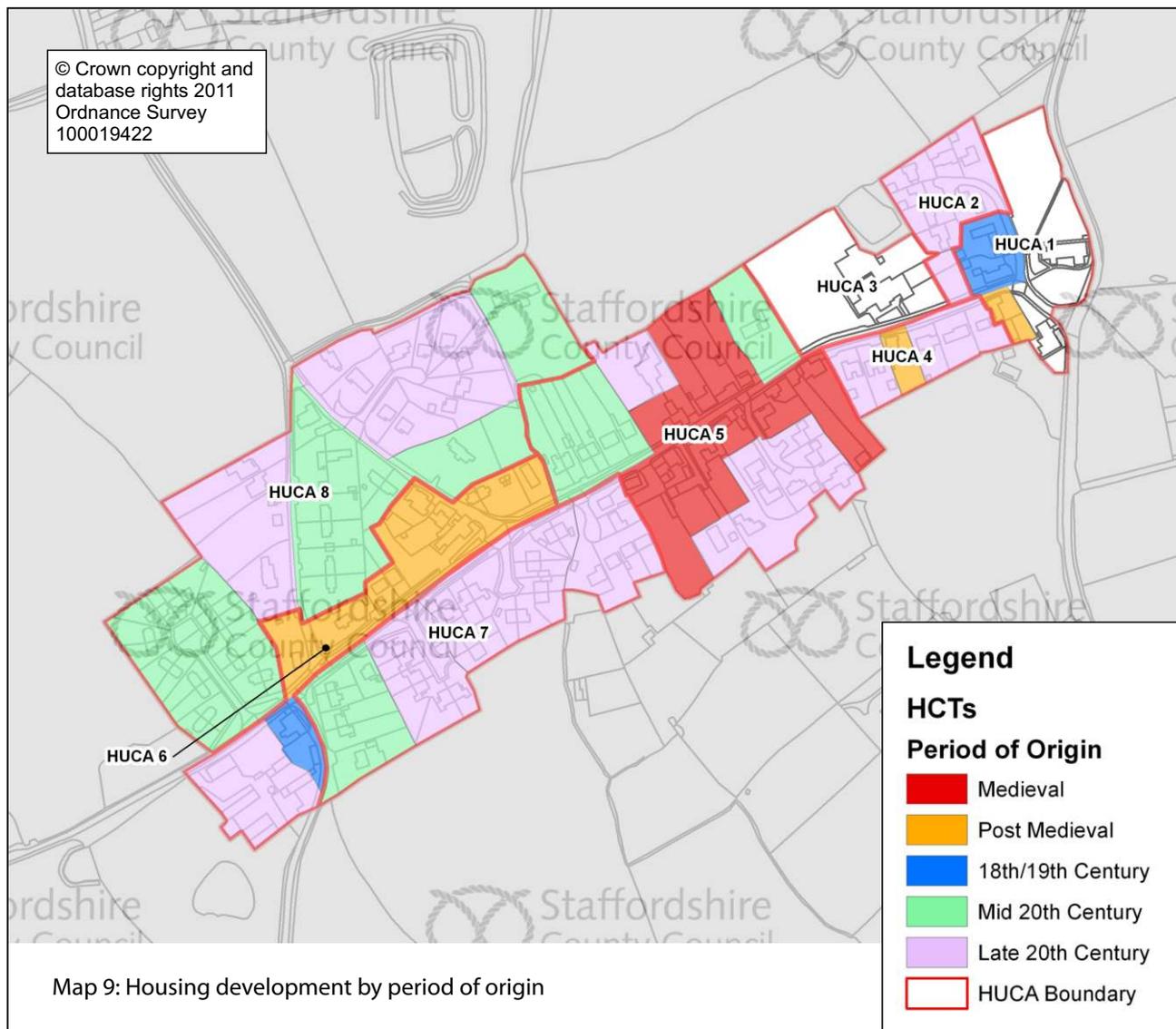
St Editha's Church was restored by the architect C. Lynam in 1886⁸⁰. The church spire has also clearly been heightened and although the precise date of this work is unknown, it was also carried out during the 19th century (HUCA 1).

Church Eaton was never linked to the wider turnpike road system during the 18th century. This was probably owing to the decline in its commercial viability and falling population figures. The nearest turnpike road lay approximately 3.5km to the north (now the A518)⁸¹. However, the Shropshire Union Canal, originally the Birmingham to Liverpool Junction Canal, crosses the parish approximately 850m to the south west of the settlement. It was built under the direction of the great canal engineer, Thomas Telford circa 1830. Its construction has been shown to coincide with a temporary increase in the local population⁸².



2.7 20th & 21st century (1900 to circa 2010)

The greatest changes to Church Eaton occurred during the mid to late 20th century. This included the construction of new houses, both on the edge of the settlement and on the backplots of the earlier properties along High Street (cf. Map 9 and HCT 'Suburban Redevelopment or Infill' on map 8). The historic core of the town was designated as a Conservation Area in 1973 in recognition of the threats to its local character (cf. map 10 for the extent)⁸³. It was recognised in the supporting documentation that by the early 1970s the majority of inhabitants were not employed within the agricultural industry, but mostly commuted to Stafford for work⁸⁴.



By the early 21st century no shops were present within Church Eaton and only one public house had survived to serve the community. The former grammar school, adjacent to Church Farm, was demolished circa 1920 although the site has since been redeveloped as an extension to the extant primary school.

Part Two: Characterisation and Assessment

Section Summary

- ◆ The earliest settlement area may have been located with **HUCA 1** and **HUCA 4** where irregular property boundaries may indicate the fossilisation of an early medieval settlement pattern. However, these plots have been lost in HUCA 4 due to redevelopment in the late 20th century. The presence of the church in HUCA 1 may also affirm the location of early settlement, particularly if a building stood on this site from before the Norman Conquest (1066) as indicated by the mention of a priest in Domesday Book (1086).
- ◆ The core of the medieval town probably lay within **HUCA 5**, where some burgage plots survive within the modern townscape. The burgage plots may have extended eastwards towards the church on the northern side of the road (in **HUCA 3**) in the area of the extant school.
- ◆ The primary school and its playing fields dominate part of the north side of the High Street (HUCA 3). The earliest surviving school building dates to the late 19th/early 20th century.
- ◆ The majority of the historic buildings lie in **HUCA 5** and **HUCA 1**, which include five Grade II listed timber framed houses. The majority of the historic properties are of brick although some are rendered.
- ◆ Irregular property boundaries dominate **HUCA 6** and it also contains a large number of historic properties mostly comprised of red brick cottages. The public house and Malt Shovel Farmhouse are rendered and may have earlier origins. At present little is understood about the origins settlement in this area.
- ◆ Modern housing development, of mid and late 20th century date, dominates **HUCA 2**, **HUCA 4**, **HUCA 7** and **HUCA 8**. In HUCA 7 this partly relates to the redevelopment of earlier properties, as it does in HUCA 4, although a pair of earlier cottages do survive. The houses in HUCA 2 and HUCA 8 were built upon fields and paddocks. There has also been some redevelopment and infilling in HUCA 5, although the historic character is mostly well preserved.

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. Thirteen HUCAs have been identified for Uttoxeter.

Each of the statements of HUC is not static and may need to be enhanced or adapted as new information which alters our understanding and perception of each area becomes available⁸⁵.

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.

⁸⁵ In line with English Heritage 2008: paragraph 38

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

Table 2: Heritage values

3.2.2 Assessment of value

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

The definition of heritage assets incorporates buildings, monuments (above and below ground archaeology), place, areas, landscapes and townscapes⁸⁶.

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

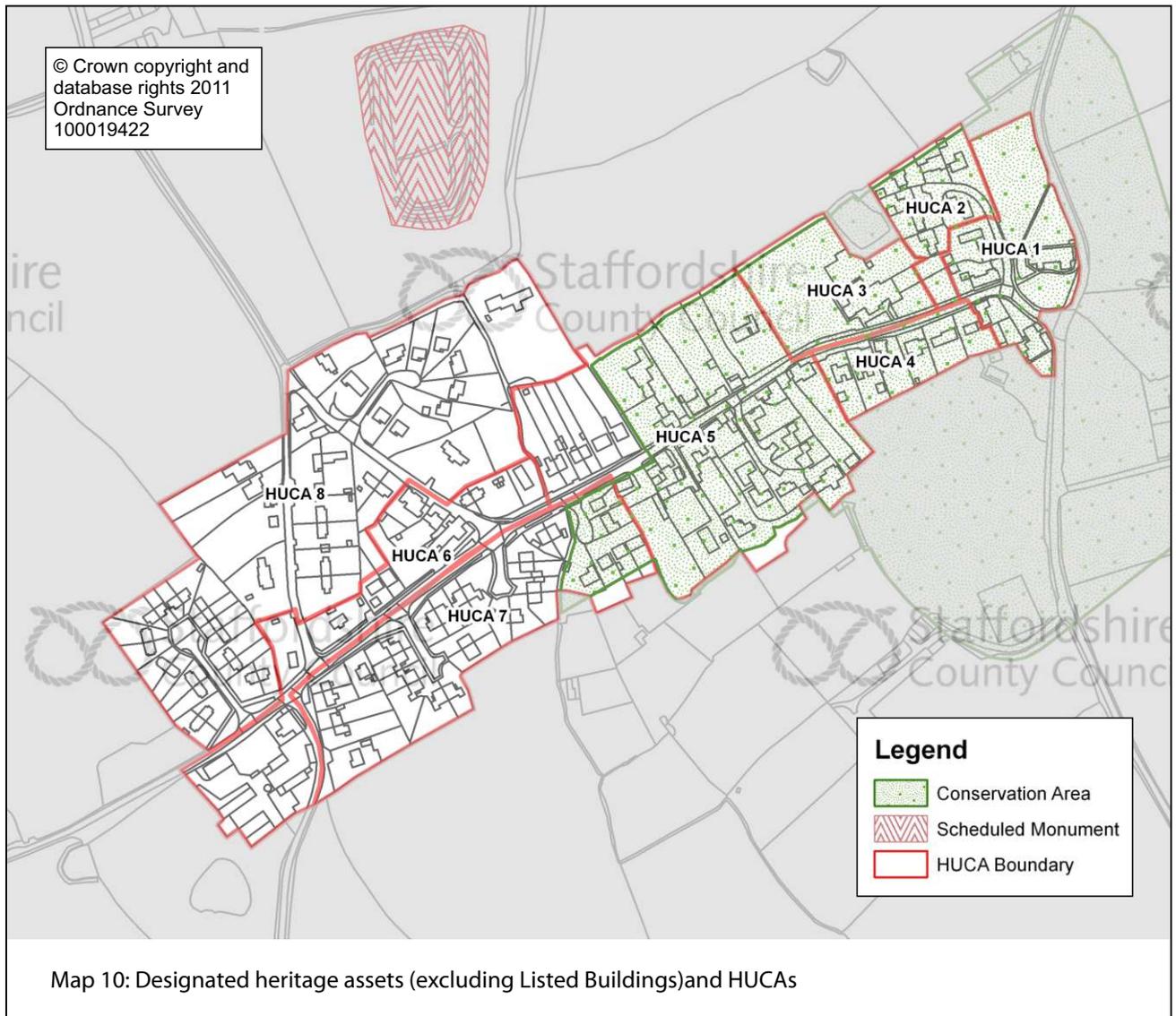
Historical value	High	The legible heritage assets either dominate or significantly contribute to the historic character of each HUCA. There are strong associations between the heritage assets (both tangible and intangible) within the HUCA that are potentially demonstrable and/or the heritage assets make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

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

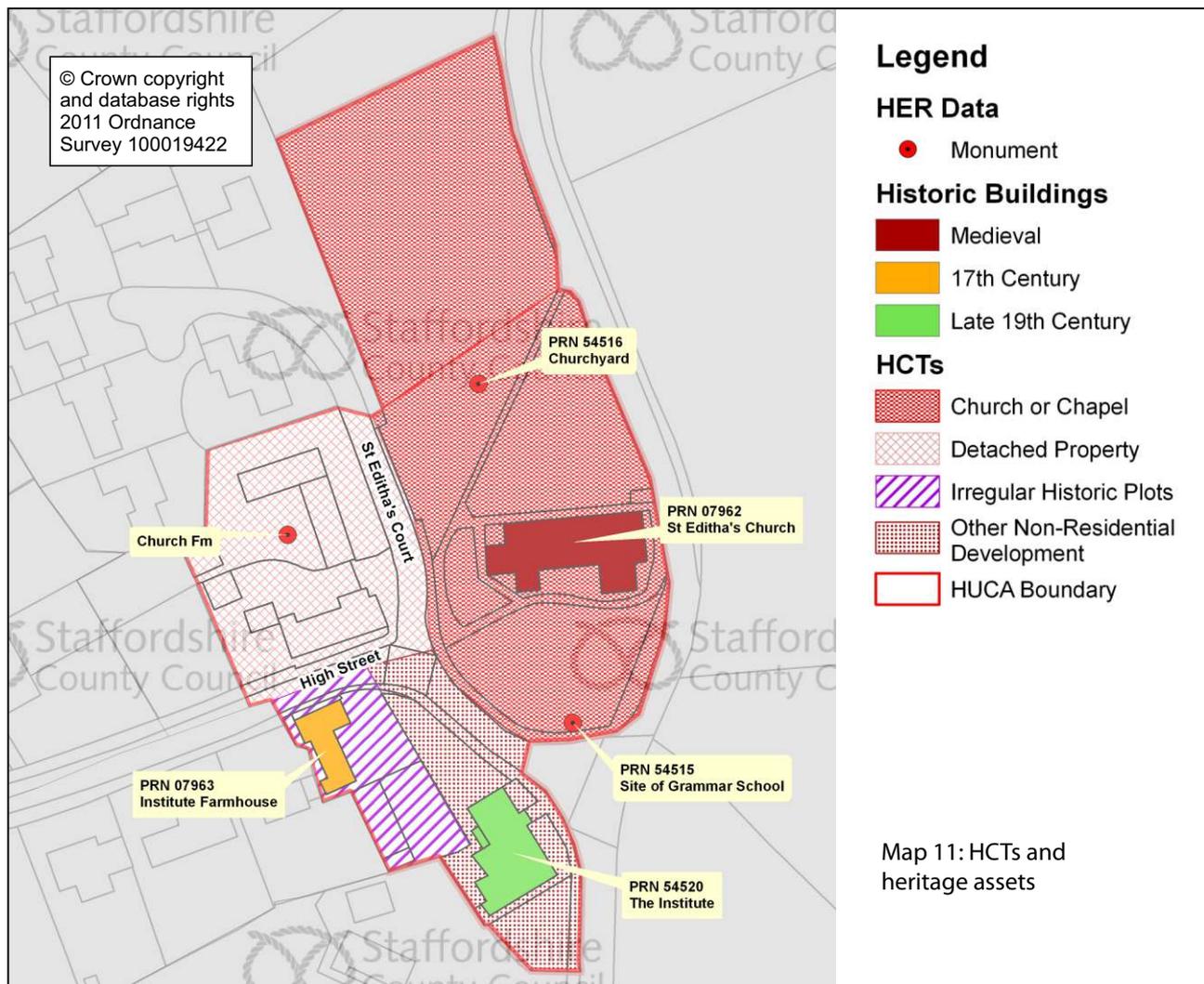
Table 2: Assessment of Heritage values

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

4. Assessment of Historic Urban Character Areas (HUCA)



4.1 HUCA 1: St Editha's Church and Upper High Street



4.1.1 Statement of heritage significance

The HUCA potentially represents the area of earliest settlement, pre-dating the 13th century market charter, with the Grade II* St Editha's church forming the focal point (cf. map 3 and map 4; plate 2)⁸⁷. Historic maps reveal that the historic plots in this area are irregular (cf. plots in HUCA 5) which may represent the fossilisation of an earlier settlement pattern (cf. 2.3.2 and 2.4.2). As no archaeological work has yet been carried out within the HUCA this hypothesis has yet to be tested. 'The Institute' and possibly 'Institute Farmhouse' may be located upon the site of the medieval market place (cf. 2.4.3.2 and 2.5.2.2). Its location and form is indicated on an estate map (1717)⁸⁸.

The earliest reference to settlement at Church Eaton is made in Domesday Book (1086) where a priest is also mentioned. The extant church has at least 12th century origins perhaps affirming that this may be the location of early settlement (cf. 2.3.4, 2.4.4 and 4.1.2). This irregular plan form

survives to a large degree within the extant townscape (cf. map 11). Certainly one of Church Eaton's earliest extant properties lies within the HUCA (cf. map 11 and 4.1.2).

The Grammar School stood in the church yard, but was demolished in the 19th century (cf. 2.5.4 and 2.6)⁸⁹. A site visit to the church yard suggests that burials now occupy the location of the school.

4.1.2 Built Character

Map 11 shows that only three of the buildings within the HUCA have currently been dated. Two of these buildings are the Grade II* St Editha's Church and the Grade II Listed Institute Farm⁹⁰.

St Editha's Church is the earliest building within the HUCA, the spire of which is visible along part of the High Street (2.4.4 and 2.6). The church is built of sandstone and includes a late 12th century tower whilst the spire may be of 14th century date. The church was restored in the late 19th century but retains evidence of its architectural history within the extant structure.

Institute Farmhouse is a timber box-framed property which dates to either the 17th or 18th century⁹¹. It is one of four properties in Church Eaton which has visible timber framing and as such is probably representative of the earlier local vernacular. It has been described as a "good surviving example of a low status domestic dwelling..."⁹². For much of the late 20th century the property was in a dilapidated state, although it has since been restored.

The Institute, which stands opposite the church, was built in 1892 as a community centre (cf. 6.6). It is built in an Arts and Crafts style; the upper storey is of timber framing, echoing the local vernacular, but the lower portion is of red brick (cf. plate 6).

Church Farm comprises red brick farm buildings and a red brick farmhouse, which fronts onto the High Street (plate 4). The farm buildings have been converted to domestic use in the late 20th century, but retain a sense of their earlier purpose. The farmstead has a regular courtyard plan form, suggesting that it may have been built in the late 18th or 19th century⁹³. An engraving of St Editha's Church (circa 1800) shows a building in the location of Church Farmhouse⁹⁴. The building is of either brick or stone with a thatched roof, a central chimney, with three flues and a chimney stack on the gable end. It is possible that this depicts the extant buildings. Plate 4 suggests that the extant building has been altered at an unknown date. However, the central chimney stack may still contain three flues. Further, more detailed, research may be able to identify the origins of this farmstead more precisely.



Plate 6: The Institute

4.1.3 Heritage values

<p>Evidential value: There is a high potential for below ground archaeological deposits to survive relating to earlier settlement activity, potentially from the early medieval period onwards. Such information would enhance our understanding of the origins and development of the town. The extant historic buildings also have the potential to retain architectural fabric which could elucidate their origins and function and consequently improve our understanding of the development of the town.</p>	<p>High</p>
<p>Historical value: The legible heritage assets dominate the townscape of this portion of Church Eaton, with the church being visible along part of the High Street. The irregular settlement pattern of this portion of the HUCA may fossilise the original boundary plots of medieval, or earlier, date.</p>	<p>High</p>
<p>Aesthetic value: The church and historic buildings make an important contribution to the historic landscape character of Church Eaton. This has been acknowledged in the designation of two Listed buildings and the Church Eaton Conservation Area (map 10).</p>	<p>High</p>
<p>Communal value: The church and The Institute form some of the key community buildings.</p>	<p>High</p>

4.1.4 Recommendations

The heritage significance and values have recognised the importance of this HUCA to an understanding and appreciation of Church Eaton'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.

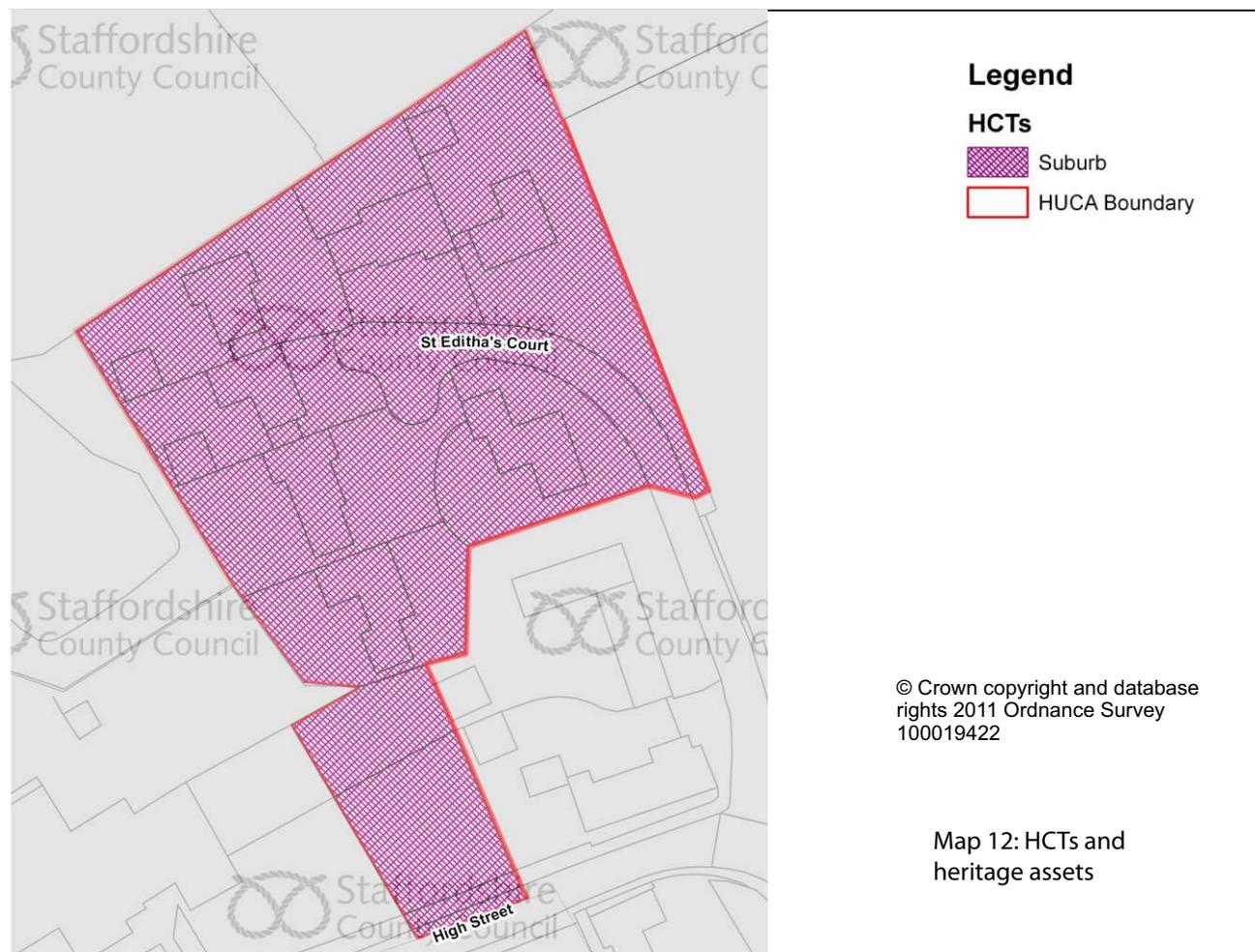
- ◆ A statement of significance will be required to assess the impact of any proposed development upon the historic environment as part of any planning application to be made within this HUCA (cf. para. 128 of NPPF)⁹⁵.
- ◆ The sympathetic restoration or enhancement of the historic buildings, both Listed 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)⁹⁶.
- ◆ Where alterations or changes are proposed to the buildings, whether Listed or not, within the Conservation Area the Stafford Borough Conservation Officer should be consulted in the first instance. 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 NPPF⁹⁷.

⁹⁸ Ibid.

⁹⁹ English Heritage HELM web: <http://www.helm.org.uk/server/show/nav.19643>
Staffordshire County Council. 2011. Web:
[http://www.staffordshire.gov.uk/environment/eLand/HistoricEnvironment/
BuiltEnvironment/ConservationintheHighwayGuidanceDocument2011.pdf](http://www.staffordshire.gov.uk/environment/eLand/HistoricEnvironment/BuiltEnvironment/ConservationintheHighwayGuidanceDocument2011.pdf)

- ◆ 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 Church Eaton. 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 NPPF⁹⁸.
- ◆ 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' document⁹⁹.

4.2 HUCA 2: St Editha's Court



4.2.1 Statement of heritage significance and Built Character

The HUCA comprises late 20th century housing development on land to the rear and west of Church Farm (cf. map 9 and map 12). The houses are large red brick detached houses.

The houses were mostly built upon a field, although part of the estate lies within the former extent of the farmstead known as Church Farm (cf. HUCA 1). A proportion of the HUCA also lies adjacent to High Street. The HUCA therefore may have formed part of the historic settlement area of medieval, or earlier, date.

4.2.2 Heritage values

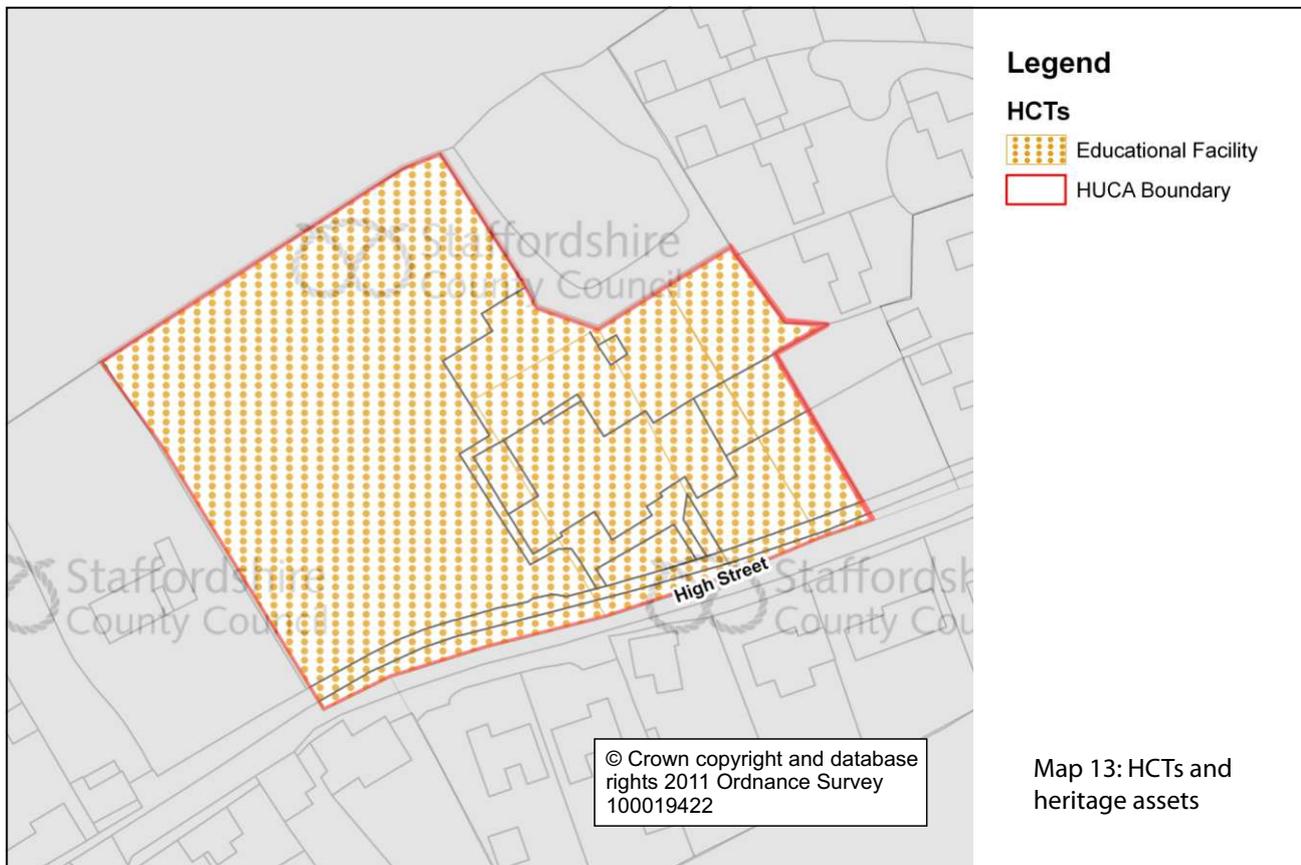
Evidential value: There is the potential that the HUCA lies within an area of medieval, or earlier, settlement. However, any archaeological remains may have been impacted by housing development during the late 20th century, although some potential may remain in the less developed areas including the area lying adjacent to the High Street.	Medium
Historical value: There are currently no known legible heritage assets within the HUCA.	Low
Aesthetic value: The HUCA comprises a late 20th century housing development.	Low
Communal value: The HUCA comprises domestic dwellings and from a heritage perspective its value is low.	Low

4.2.3 Recommendations

The heritage significance and values identify that the historic character was largely altered during late 20th century, although there may be some potential for the survival of below ground archaeological deposits.

- ◆ There is the potential for below ground archaeological deposits to survive within the HUCA. Where development may result in the loss of these heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance; this is supported in para. 128 of NPPF¹⁰⁰.

4.3 HUCA 3: Church Eaton Endowed VA Primary School



4.3.1 Statement of heritage significance and built character

The Grammar School moved to a new building on this site in the mid 19th century, although that property was apparently demolished following the First World War (cf. 2.6 and 2.7). Consequently the extant school building dates from the late 19th century, with later additions. The school is built of red brick; the oldest part has large mullion windows (cf. plate 7). The school playing fields comprise the remainder of the HUCA.

The historic maps suggest that the area had largely comprised a paddock by at least the 1830s¹⁰¹. However, there is a common boundary running along the back of the properties facing onto the High Street which still forms the extent of the school's lands (cf. plate 8). This common boundary may suggest that this area had formed part of the planned medieval town, the plan form of which can still be ascertained within the settlement (cf. HUCA 6). However, this would need to be determined by archaeological intervention as would any consequent settlement decline/abandonment.



Plate 7: Church Eaton Endowed VA Primary School

4.3.2 Heritage values

<p>Evidential value: There is the potential that the HUCA lies within an area of medieval, or earlier, settlement. However, any archaeological remains may have been impacted by housing development during the late 20th century, although some potential may remain in the less developed areas including the area lying adjacent to the High Street.</p>	<p>High</p>
<p>Historical value: The school building makes a positive contribution to the history of Church Eaton and its physical development</p>	<p>High</p>
<p>Aesthetic value: The school and its playing field contribute to the historic character of this portion of the High Street. Its importance to the local sense of place has been acknowledged by its inclusion in the Church Eaton Conservation Area.</p>	<p>High</p>
<p>Communal value: The school is an important community building, although it is not accessible to the wider public.</p>	<p>Medium</p>

¹⁰² Department for Communities and Local Government 2012. Web: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf>

¹⁰³ Ibid

¹⁰⁴ The Abbots Bromley Conservation Area Appraisal can be accessed <http://www.eaststaffsbc.gov.uk/Planning/Pages/PlanningConservationAreaAppraisals.aspx> as at July 2011

¹⁰⁵ Department for Communities and Local Government 2012. Web: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf>

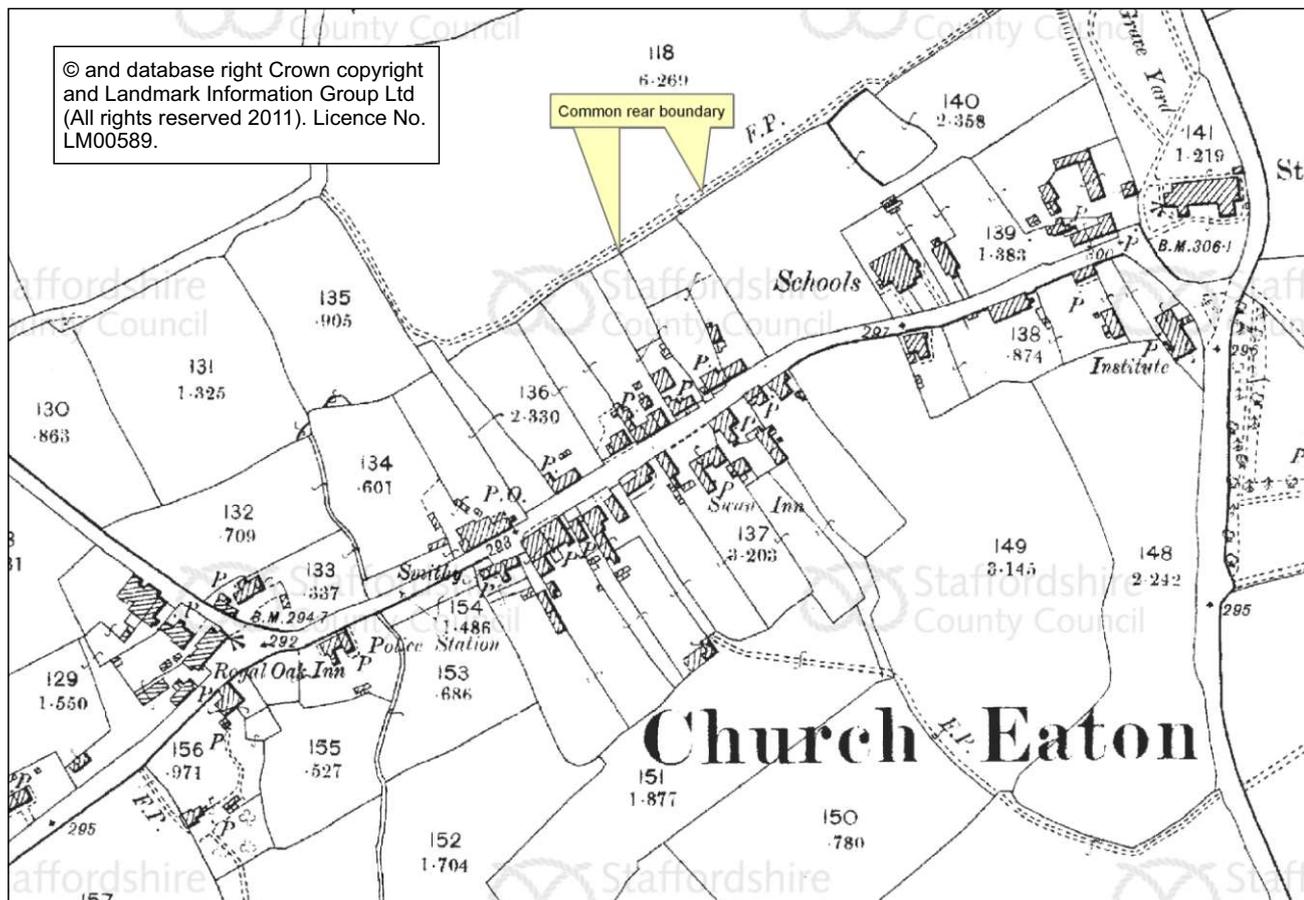


Plate 7: Second Edition 25" OS map (circa 1900)

4.3.3 Recommendations

The heritage significance and values have recognised the importance of the school buildings and site to the history and character of the HUCA

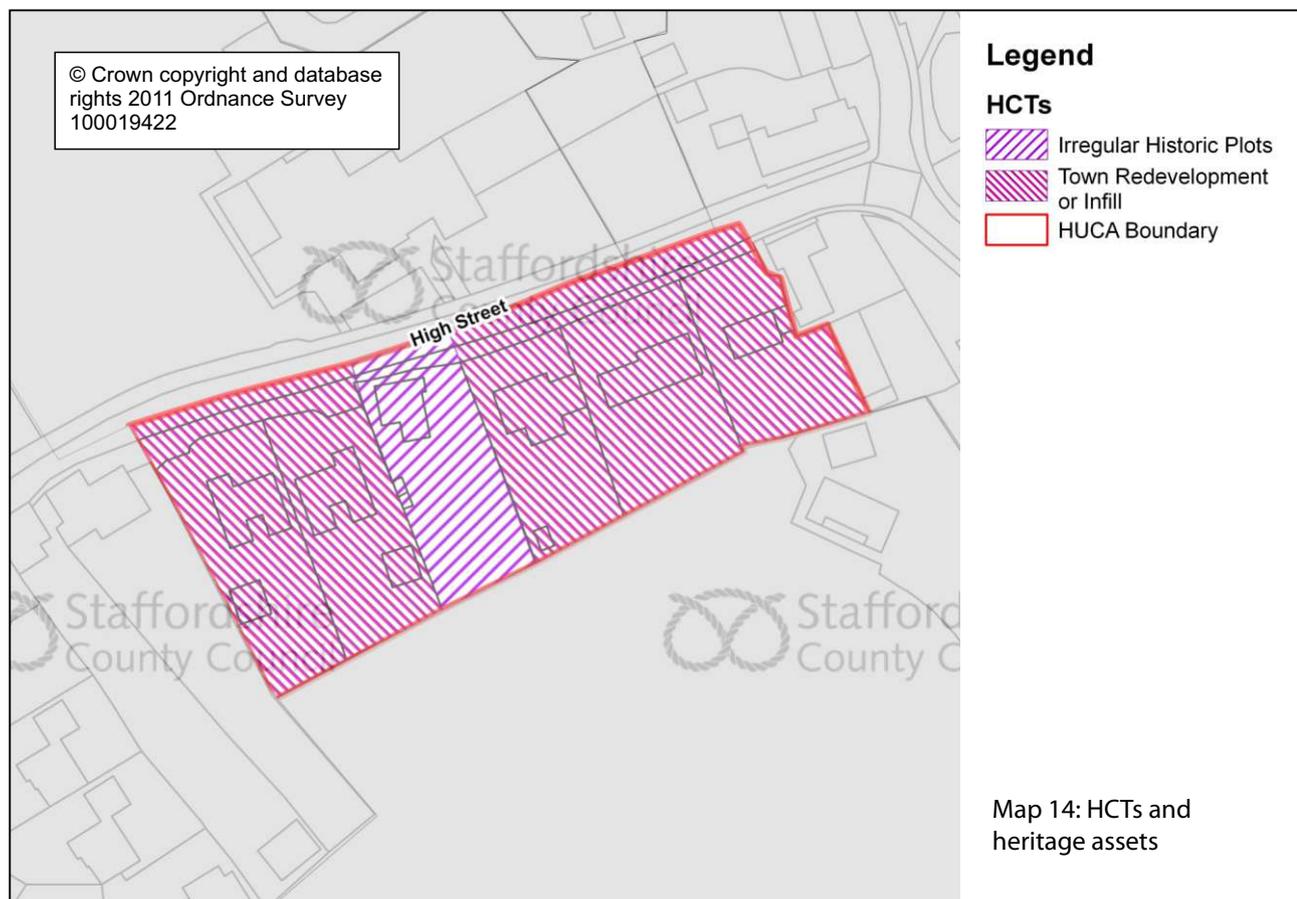
- ◆ A statement of significance will be required to assess the impact of any proposed development upon the historic environment as part of any planning application to be made within this HUCA (cf. para. 128 of NPPF)¹⁰².
- ◆ The sympathetic restoration or enhancement of the historic buildings would strengthen the historic character and the quality of the wider townscape and the Conservation Area for the benefit of this and future generations (Bullet Point 10 of para 17 (Core planning principles) also paras. 126 and 131 of NPPF)¹⁰³.
- ◆ Where alterations or changes are proposed to the buildings within the Conservation Area the Stafford Borough Conservation Officer should be consulted in the first instance¹⁰⁴. The Conservation Area and its setting is covered under para. 132 of NPPF¹⁰⁵.
- ◆ 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 earlier architectural elements which could inform their origins, development, function and role within the social

¹⁰⁶ Ibid.

¹⁰⁷ English Heritage HELM web: <http://www.helm.org.uk/server/show/nav.19643>
Staffordshire County Council. 2011. Web:
[http://www.staffordshire.gov.uk/environment/eLand/HistoricEnvironment/
BuiltEnvironment/ConservationintheHighwayGuidanceDocument2011.pdf](http://www.staffordshire.gov.uk/environment/eLand/HistoricEnvironment/BuiltEnvironment/ConservationintheHighwayGuidanceDocument2011.pdf)

- ◆ and economic history of Church Eaton. 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 NPPF¹⁰⁶.
- ◆ 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' document¹⁰⁷.

4.4 HUCA 4: Upper High Street



4.4.1 Statement of heritage significance and built character

Map 14 reveals that the character of the HUCA is dominated by late 20th century housing which represents the infilling of paddocks along the High Street or the redevelopment of earlier properties (cf. HCT 'Town Redevelopment or Infill'). These properties are red brick detached houses which lie back off the road within their own grounds, which is generally landscaped and provides parking. This is in contrast to the sole surviving earlier property, a pair of small red brick semi-detached cottages known as "Rose Villa", which stand on the roadside (plate 9). This property is currently undated, but externally appears to be of mid 19th century date¹⁰⁸.

The historic settlement plan within this HUCA, as depicted on historic maps, suggests an irregular pattern rather than the planned townscape of HUCA 5. It is therefore possible, that this may have formed part of an earlier phase of settlement which could have its origins in the early medieval period as has been suggested for HUCA 1 (cf. cf. 2.3.2 and 2.4.2). A house existed in the northern part of the HUCA by at least 1838¹⁰⁹. The southern portion of the HUCA is depicted as forming part of a field system by the 19th century even though the area faces onto the High Street and lies adjacent to the planned town (HUCA 5). It is possible that this is evidence of settlement shrinkage which could have occurred at any time from the later medieval period onwards and may have been associated with the decline of the settlements commercial status.



Plate 9: Rose Villa, High Street

4.4.2 Heritage values

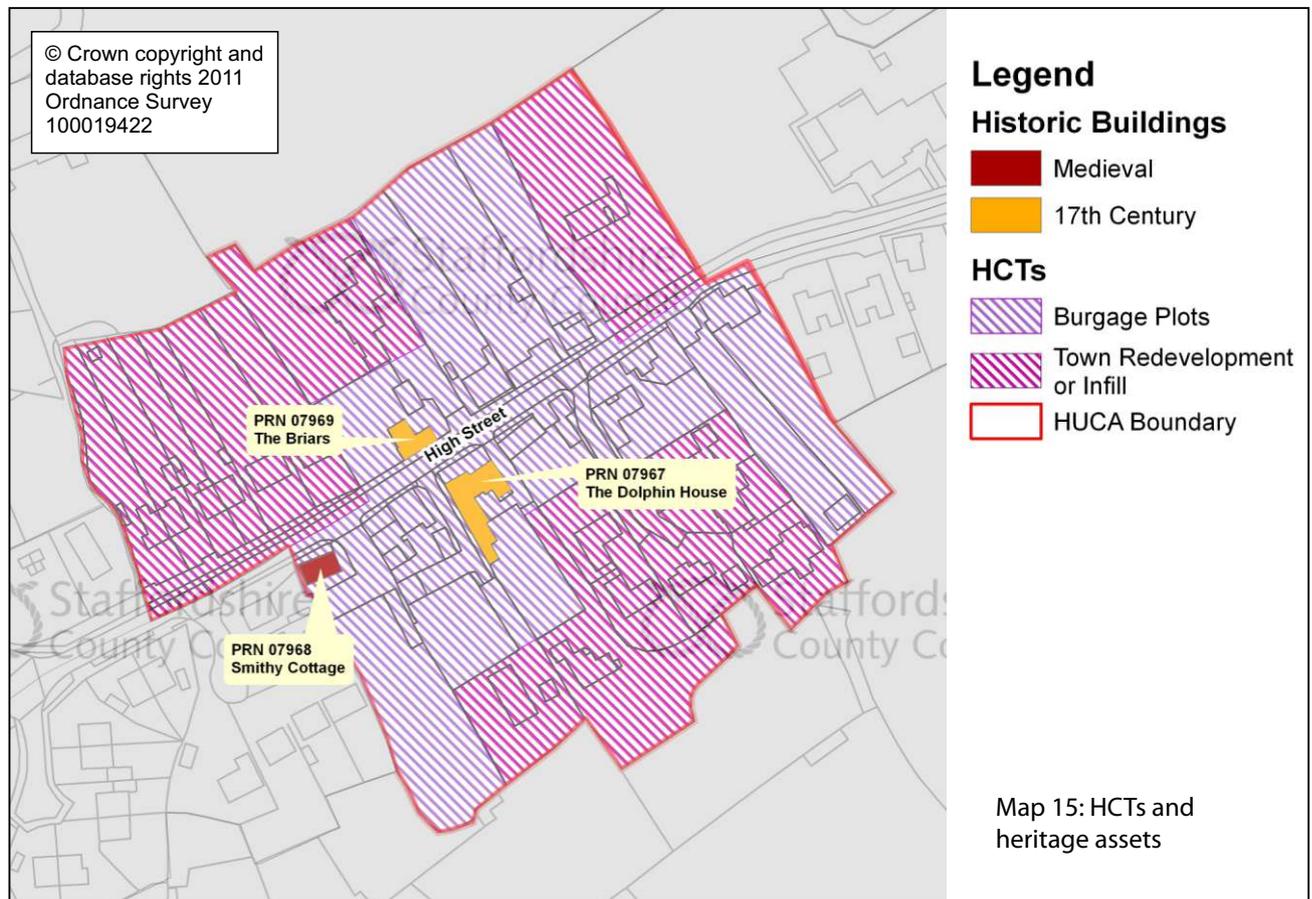
<p>Evidential value: There is the potential for below ground archaeological remains to survive relating to earlier settlement whose origins could lie in the early medieval period. It could also reveal evidence for the shrinkage of the settlement. However, any archaeological remains may have been impacted by the development of housing during the late 20th century.</p>	<p>Medium</p>
<p>Historical value: The historic semi-detached cottage and its property boundaries are the only legible heritage assets within the HUCA.</p>	<p>Medium</p>
<p>Aesthetic value: The integrity of the historic character of the HUCA has been impacted by late 20th century development. However, the historic property and its property boundaries contribute to the overall sense of place in the wider townscape. The contribution of the HUCA to the overall historic character of the settlement has been acknowledged in its inclusion in the Church Eaton Conservation Area (cf. map 10).</p>	<p>Medium</p>
<p>Communal value: The HUCA comprises domestic dwellings and from a heritage perspective its value is low.</p>	<p>Low</p>

4.4.3 Recommendations

The heritage significance and values has recognised that the historic building contributes to the history and sense of place of the HUCA and the wider townscape. This has been acknowledged in its inclusion within the Church Eaton Conservation Area.

- ◆ Any significant changes to the undesignated historic buildings should be sympathetic in reflecting their existing historic character and should seek to strengthen the historic character and the quality of the wider townscape (para. 131 of NPPF).
- ◆ 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 para. 128 of NPPF¹¹⁰.
- ◆ 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' document¹¹¹.

4.5 HUCA 5: High Street



4.5.1 Statement of heritage significance

The HUCA comprises the area which historic maps suggest formed the heart of the medieval planned town (cf. 2.4.2)¹¹². Burgage plots dominated the town plan within the HUCA and map 15 reveals the areas where these medieval property boundaries are still legible within the townscape (cf. HCT 'Burgage Plots'). However, the legibility of the pattern of the burgage plots has been lost in part due to re-development along the High Street and particularly to the rear of earlier properties during the mid and late 20th century (HCT 'Town Redevelopment or Infill' on map 15).

The historic importance of the HUCA is enhanced by the survival of historic buildings along the High Street, which includes three Grade II Listed buildings. The historic properties all stand on the roadside, whereas the 20th century houses stand set back from the street frontage within their own grounds. Consequently, the character of the HUCA, when looking along the High Street, is still dominated by the historic buildings (plate 10).



Plate 10: High Street

4.5.2 Built Character

The three listed buildings all have visible timber-framing. The Briars and Dolphin House have box frames and are probably 17th century in date (cf. map 15)¹¹³. Smithy Cottage has a cruck-frame which is visible in the northern gable end (cf. plate 1). The cruck-frame has led to the suggestion that Smithy Cottage is the earliest vernacular building to survive in Church Eaton and, although it cannot be precisely dated, may have late medieval origins (cf. 2.4.2)¹¹⁴. The frontage of Smithy Cottage has been encased in red brick whilst The Briars has no visible brick work and has a thatched roof (plate 3).

The remaining historic buildings have not been closely dated, but mostly comprise cottages. Some of the cottages have been rendered, whilst others are of red brick. However, whilst the majority appear to be 19th century in date it is possible that earlier fabric is retained within their structures¹¹⁵. Such evidence would contribute to an understanding of the built fabric and vernacular architecture in Church Eaton as well as its developmental history.

4.5.3 Heritage values

<p>Evidential value: There is the potential for below ground archaeological deposits to survive within the areas of the burgage plots which relate to their planning and function from the medieval period onwards. However, survival may have been compromised in parts of the HUCA by later development particularly by the infilling of backplots. The extant historic buildings also have the potential to retain earlier fabric relating to their origins and function and so may further inform our understanding of the development of the town.</p>	<p>Medium</p>
<p>Historical value: There are numerous legible heritage assets within the HUCA all of which contribute to an understanding of the town's fortunes throughout the centuries. There is evidence for the survival of the planned medieval town in the extant burgage plots. The development of the vernacular architecture is also evidenced along the street in the types of timber framing and the change to brick.</p>	<p>High</p>
<p>Aesthetic value: The aesthetics of the historic environment make an important contribution to the sense of place. This has been acknowledged in the designation of the Church Eaton Conservation Area. The historic buildings are also essential to the character of the Conservation Area and the individual's experience of the historic character of the town.</p>	<p>High</p>
<p>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.</p>	<p>Medium</p>

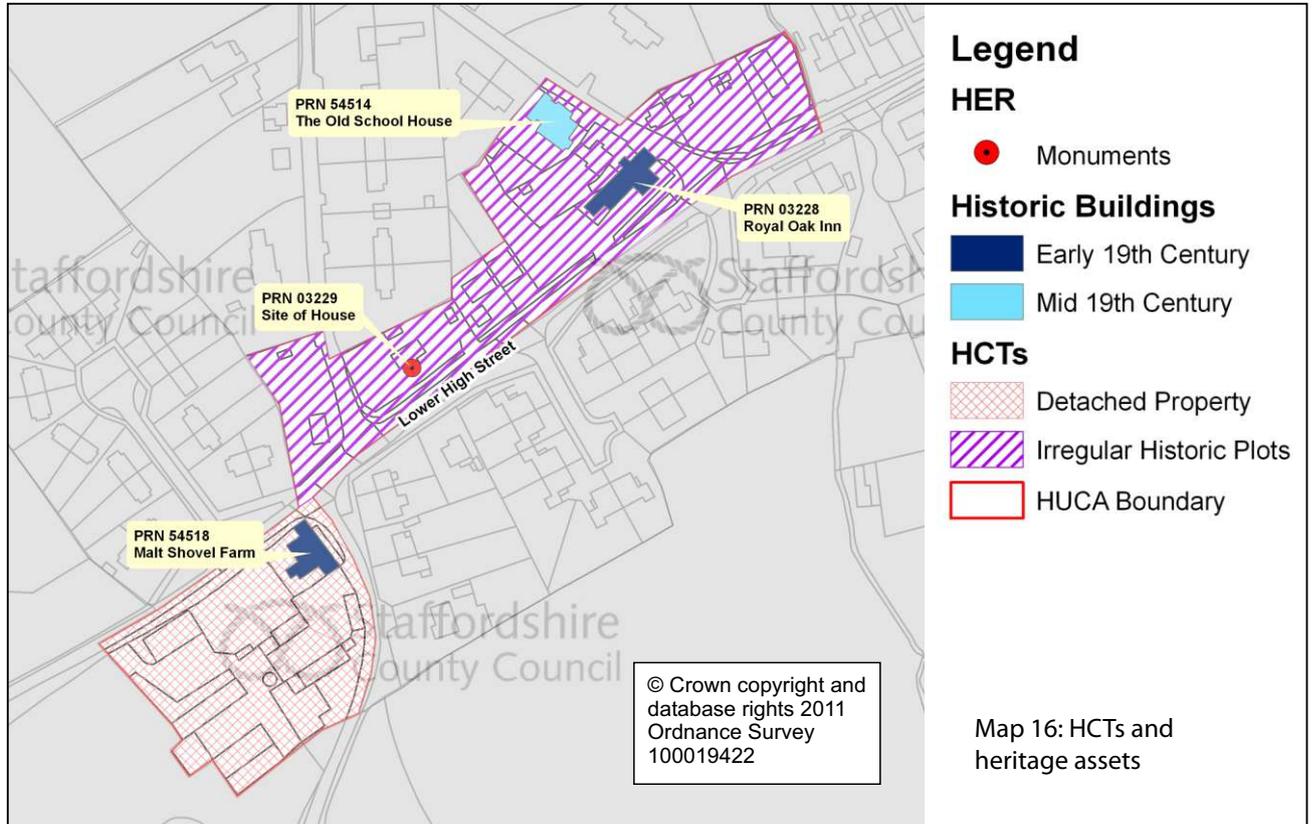
4.5.4 Recommendations

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 any proposed development upon the historic environment as part of any planning application to be made within this HUCA (cf. para. 128 of NPPF)¹¹⁶.
- ◆ 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)¹¹⁷.

- ◆ Where alterations or changes are proposed to the buildings, whether Listed or not, within the Conservation Area the Stafford Borough Conservation Officer should be consulted in the first instance. All of the designated heritage assets and their settings are covered under para. 132 of NPPF¹¹⁸.
- ◆ The retention of the legibility of the surviving burgage plots within the historic core is desirable to enable the community, visitors and future generations to be able to appreciate the origins of the settlement as a small medieval market town.
- ◆ There is the potential for below ground archaeological deposits to survive within the HUCA and especially in the extant backplot areas. There is also the potential for the historic buildings to retain earlier architectural elements which could inform their origins, development, function and role within the social and economic history of Church Eaton. 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 NPPF¹¹⁹.
- ◆ 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' document¹²⁰.

4.6 HUCA 6: Lower High Street and Malthouse Farm



4.6.1 Statement of heritage significance and built character

Map 16 reveals that the HUCA is dominated by historic development which probably evolved in a piecemeal fashion (HCT 'Irregular Historic Plots'). Nineteenth century trade directories suggest the HUCA formed part of the settlement known as Wood Eaton (cf. 2.6). This may account for the piecemeal development, which is likely to have developed as encroachment into nearby woodland. It is possible that the settlement has medieval origins whereby the inhabitants sought to benefit from the adjacent market. Further research may elucidate the origins of this area of settlement and whether it had always formed part of the Wood Eaton manor.

Historic properties within the HUCA are primarily red brick detached cottages, such as Keepers' Cottage and Rhydley which stand within their own grounds. Semi-detached red brick cottages also stand on the High Street adjacent to the Royal Oak Inn. These red brick properties all appear to date to the 18th or 19th centuries.

The Royal Oak and the former Malt Shovel are both rendered and their precise origins are currently unclear (plate 11)¹²¹. However, there is the potential for the architectural fabric to provide information useful to understanding their origins, function and developmental history. The Royal Oak is currently the only public house within the settlement; the former Malt Shovel was converted to a farmhouse in the 20th century (cf. 2.6 and 2.7).



Plate 11: Former Malt Shovel Inn

A red brick school was built in the mid 19th century for the girls and infants of the township (cf. 2.6 and plate 5)¹²². The trade directories of the period, again, describe the school as lying in Wood Eaton. The building ceased to be used as a school in the early 20th century and was subsequently converted to residential use. The architectural style, however, still clearly indicates its original function.

4.6.2 Heritage values

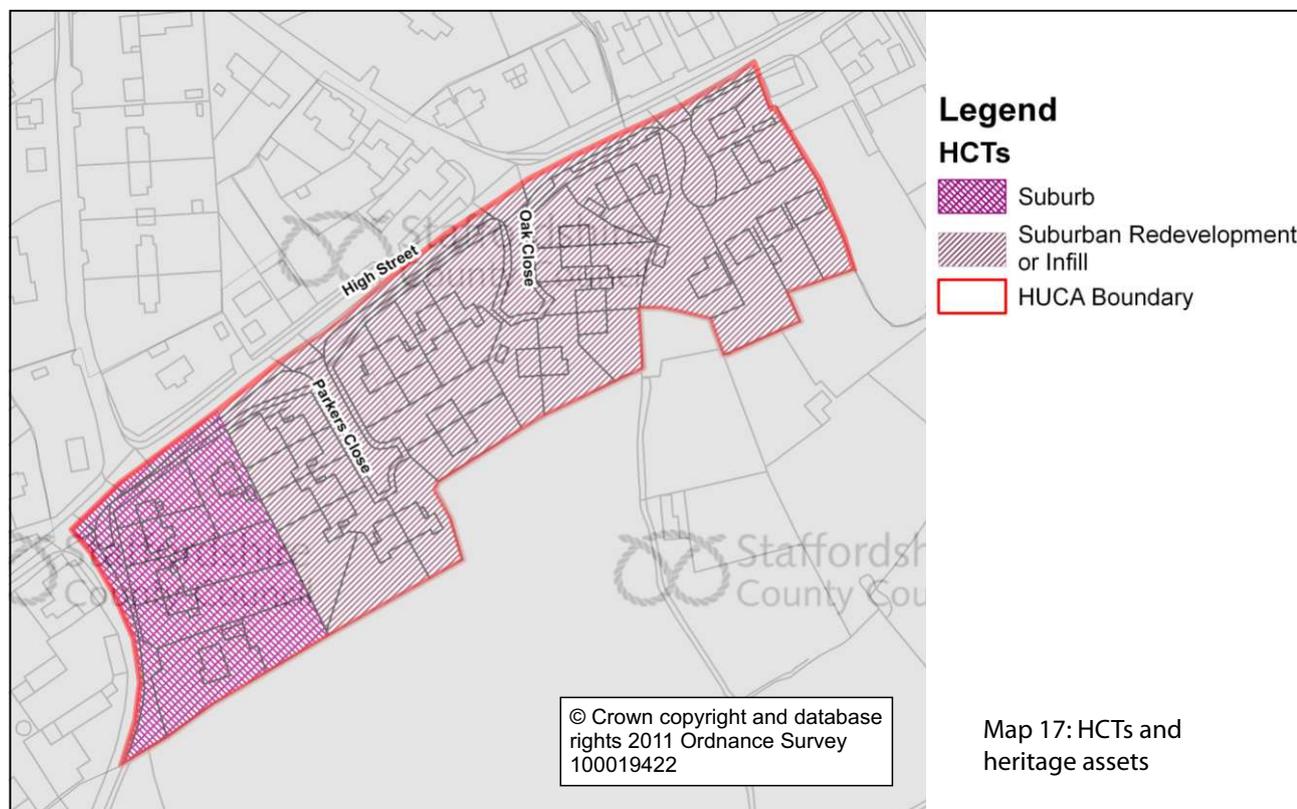
<p>Evidential value: There is the potential for below ground archaeological deposits to survive which could inform the history of the development of the HUCA, and identify whether it has medieval or later origins. The extant historic buildings may also retain architectural detailing and fragments which could provide further insights into their origins and function.</p>	<p>High</p>
<p>Historical value: The legible heritage assets dominate the HUCA, not only the historic buildings, but also the property boundaries which fossilise the irregular settlement pattern. The surviving school contributes to an understanding of the history of education within the settlement.</p>	<p>High</p>
<p>Aesthetic value: The integrity of the historic character of the HUCA is well preserved despite some small-scale late 20th century redevelopment.</p>	<p>High</p>
<p>Communal value: : Whilst the HUCA principally comprises private dwellings, which can only be appreciated from street-level, the extant historic public house forms one of the surviving principal communal buildings in the town.</p>	<p>Medium</p>

4.6.3 Recommendations

The heritage significance and values section has identified that the historic character of the HUCA is well preserved.

- ◆ 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)¹²³.
- ◆ The sympathetic restoration or enhancement of the historic buildings would strengthen the historic character and the quality of the wider townscape for the benefit of this and future generations (Bullet Point 10 of para 17 (Core planning principles) also paras. 126 and 131 of NPPF)¹²⁴.
- ◆ An assessment of the heritage assets of the HUCA should be carried out to determine whether the Church Eaton Conservation Area could be extended to ensure the conservation of its historic character for the community, visitors and future generations.
- ◆ 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 earlier architectural elements which could inform their origins, development, function and role within the social and economic history of Church Eaton. 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 NPPF¹²⁵.
- ◆ 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' document¹²⁶.

4.7 HUCA 7: Oak Close, Parkers Close and Little Onn Road



4.7.1 Statement of heritage significance and built character

The HUCA comprises houses built in the mid 20th century upon a paddock (HCT 'Suburb' on map 17) and houses built in the late 20th century which replaced earlier properties (HCT 'Suburban Redevelopment or Infill' on map 17; cf. also map 9 for periods of settlement growth). The late 20th century redevelopment was constructed around three cul-de-sacs and comprises both houses and bungalows.

Little is currently known about the earlier settlement, although historic maps show an irregular plan form which possibly suggests an expansion of settlement probably through encroachment. This may be associated with the piecemeal development identified in HUCA 7, which at least by the 19th century was considered to be part of the dispersed settlement of Wood Eaton. Like the settlement in HUCA 7 it could have its origins in the medieval period where the inhabitants sought to benefit from the economy of the market town.

4.7.2 Heritage values

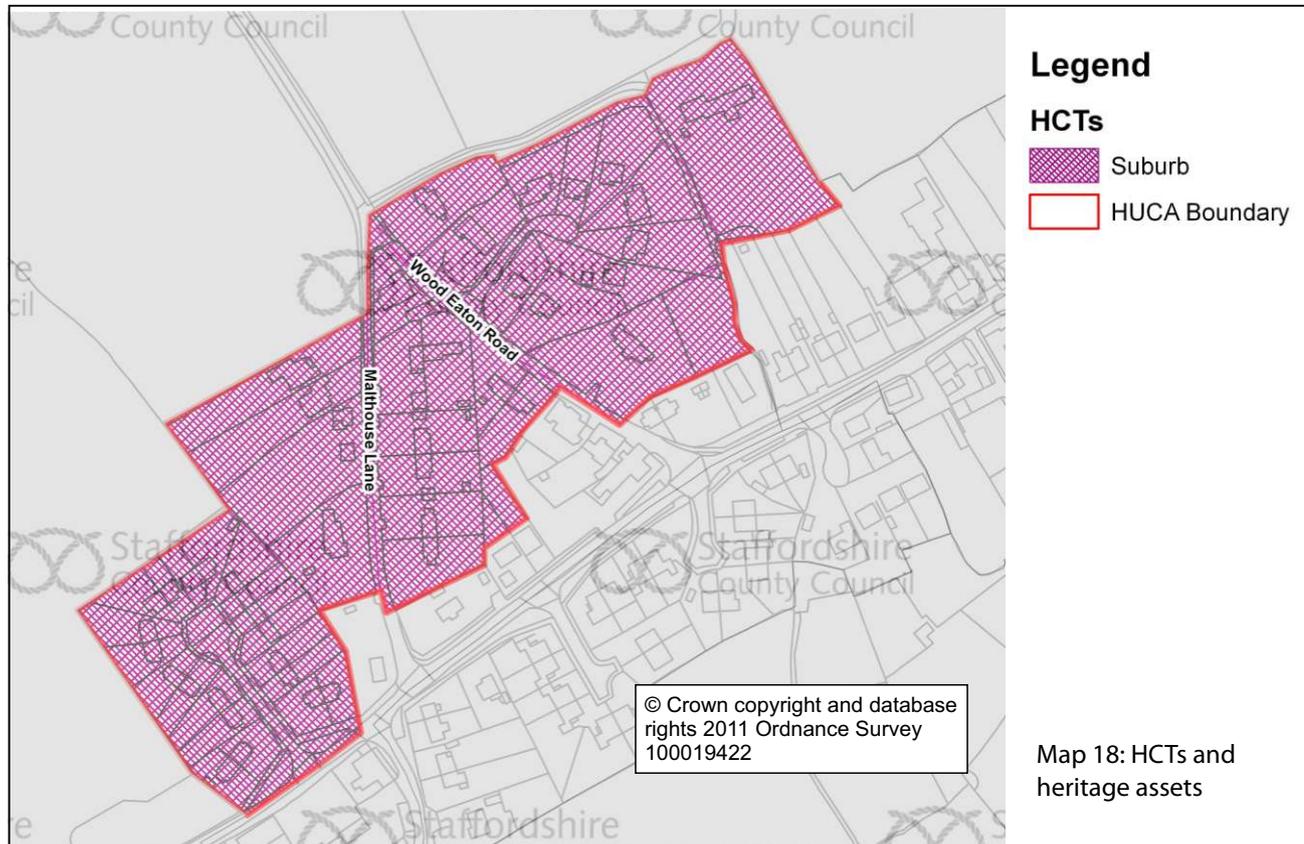
Evidential value: There is the potential for below ground archaeological remains to survive relating to earlier settlement. Such evidence would be important to an understanding of the development of the settlement as little is currently understood about this history. However, the late 20th century redevelopment is likely to have had an impact upon any surviving archaeology.	Medium
Historical value: There are currently no known legible heritage assets.	Low
Aesthetic value: The HUCA is characterised by 20th century housing development.	Low
Communal value: The HUCA comprises 20th century domestic dwellings and from a heritage perspective its value is low.	Low

4.7.3 Recommendations

The heritage significance and values for the HUCA have identified that any surviving below ground archaeological deposits would make an important contribution to an understanding of the history of the settlement. However, these may have been impacted to a degree by later development.

- ◆ There is the potential for below ground archaeological deposits to survive within the HUCA. Where development may result in the loss of these heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance; this is supported in para. 128 of NPPF.¹²⁷

4.8 HUCA 8: The Oaklands, Malthouse Lane and Wood Eaton Road



4.8.1 Statement of heritage significance and built character

The HUCA represents the expansion of Church Eaton from the mid 20th century into the surrounding field system and paddocks. Map 9 shows the period over which this expansion occurred. Some of the mid 20th century houses were laid out along the existing road pattern which comprises two narrow lanes, Malthouse Lane and Wood Eaton Road, which existed by at least the early 19th century.

The earlier field systems comprised 'Piecemeal Enclosure' which was probably created incrementally during the post medieval period (cf. 2.5.2.1). This field pattern suggests that this landscape had formed part of the medieval open fields belonging to Church Eaton upon which its economy was dependent (cf. 2.4.3.1).

4.8.2 Heritage values

Evidential value: The majority of the HUCA probably formed part of the medieval open field system and is likely to have remained in agricultural use into the 20th century.	Low
Historical value: There are currently no known legible heritage assets other than the two historic lanes	Low
Aesthetic value: The HUCA is characterised by 20th century housing development.	Low
Communal value: The HUCA comprises domestic dwellings and from a heritage perspective its value is low.	Low

4.8.3 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 NPPF¹²⁸.

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Maps

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SRO D240/E(A)2/43: 'Lordship of Church and Wood Eaton' Jas. Sheriff 1801.

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Staffordshire Extensive
Urban Survey

Church Eaton

Historic Character Assessment



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September 2011