

Eccleshall

Historic Character Assessment



Eccleshall

Controlled Document

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The Project

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

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

Fourteen Historic Urban Character Areas (HUCAs) have been identified in this project (cf. map 12).

The Historical Development of Eccleshall

There is evidence for human activity within the wider landscape during the late prehistoric and Roman period. Two, possibly three, hillforts are likely to have dominated the landscape, including the area of the later town, during the Iron Age. It has been speculated that Eccleshall, having originally formed one of the largest parishes in the county, had originated as an early, possibly Roman, estate. There is some evidence for high status sites within the wider landscape, possibly indicating villas.

The placename Eccleshall suggests the presence of an early Christian community. By at least the 11th century the estate belonged to the Bishops of Lichfield, although their involvement in the manor may have originated as early as the 7th century. The ancient parish was one of the largest in

Staffordshire and may indicate the presence of a minster church in the pre-Conquest (1066) period. The present church contains fabric from an early medieval cross within its structure and Domesday Book records the presence of a priest. If the site of the present church dates from the early medieval period then it is possible that the earliest settlement may be located adjacent to it, perhaps situated around the area of the extant green at the west end of Church Street/High Street.

The Bishops of Lichfield were lords of Eccleshall into the 19th century. Eccleshall Castle, became for a period their principal seat, but it was eventually sold in 1867. Extant buildings at Eccleshall Castle date to the 14th century and include a moat, although they were slighted during the Civil War (mid 17th century). The extant house dates to the late 17th century.

The bishop was granted the right to hold a market in the mid 12th century and it is probably around this date that at least the first phase of the planned town was laid out along High Street, Castle Street and Stafford Street. The market place was established in the wide streets of this planned town and burgage plots, many of which survive, were laid out. Eyeswell Moat lying to the south of High Street was excavated in advance of housing development and was probably constructed in the 13th century. Documentary evidence suggests that the town was extended eastwards, along Stone Road, and to the north, along Castle Street, possibly during the 13th century. However, it is currently unknown to what extent these new plots were taken up.

The buildings within the town, particularly along High Street, mostly date to the 18th and early 19th century. However, timber framed buildings do survive, particularly a row of 17th century cottages on Stone Road. Earlier timber framed buildings have also been identified within later properties most notably

The Crown Inn on High Street.

During the 19th century the population of the town declined and it has been suggested that this was partially due to the fact that it failed to attract industry or modern lines of communication (not being linked to either a canal or railway) and to the late 19th century agricultural decline. The well preserved historic character of the town is probably due to these factors.

There was some settlement expansion during the 19th century, some of which may have been linked to the shoe trade, particularly in Kerry Lane and Gaol Butts. The latter area may have been settled prior to the 19th century. Further expansion of both cottages and villas also occurred in Cross Butts and along the Stone Road where both a Methodist Chapel and Roman Catholic Church were built.

The suburban expansion of the town occurred from the mid 20th century onwards mostly to the south and east of the settlement. This development has included the construction of two schools to the south west. The pressure for housing during this period has also impacted upon the historic core with redevelopment along some of the road frontages, particularly in Castle Street. Considerable redevelopment has occurred on the burgage plots to the south west of the High Street during the late 20th century.

Characterisation and Assessment

- ◆ The core of the medieval town, probably originating in the mid 12th century, lies within **HUCA 4** where the key historic components of the planned town are legible within the townscape. These comprise the burgage plots, an early and later market place and the street pattern. The original historic core also extended into **HUCA 3** and **HUCA 5**. Documentary evidence suggests that the town was extended, possibly during the 13th century, and these areas probably lie within **HUCA 6** and **HUCA 7**, along with parts of **HUCA 5** and **HUCA 9**.
- ◆ The highest proportion of historic buildings, both Listed and unlisted, survive within **HUCA 2, HUCA 4, HUCA 6** and **HUCA 13**. There are 50 Listed buildings and structures lying within these HUCAs which includes the Grade I Listed Holy Trinity Church. Further historic buildings can be found within **HUCA 3, HUCA 5, HUCA 8, HUCA 10** and **HUCA 11**, which contribute to the overall local character. The Eccleshall Conservation Area lies within eight HUCAs (HUCAs 1 to 7 and 10). The historic built character of all is dominated to some extent by late 18th and early 19th century buildings, which reflect the economic growth of the town during this period. A number of earlier buildings survive including those where earlier fabric has been discovered within later structures such as The Crown Inn, High Street. Further extant historic properties may also retain earlier historic cores hidden behind later facades.

- ◆ **HUCA 1** is unique within the EUS project area in that it comprises the seat of the Bishops of Lichfield from at least the medieval period until it was sold in 1867. The historic character is dominated by a landscape park and woodland. This probably represents a palimpsest landscape, elements of which may have their origins in the medieval period. The HUCA includes the Scheduled remains of Eccleshall Castle as well as the Grade II* buildings.
- ◆ The historic character of **HUCA 2** is very different from the dense built form of HUCA 4, the historic core. It has an irregular settlement pattern, some of which may have originated as squatter settlement, particularly in Kerry Lane. The large green is also particularly characteristic of this HUCA contributing to the sense of open space. **HUCA 13** also exhibits an irregular settlement pattern principally comprising cottages of probable 19th century origin. Both of these areas are associated with the early to mid 19th century shoemaking industry.
- ◆ Further 19th and early 20th century expansion lies within **HUCA 6, HUCA 8, HUCA 10** and **HUCA 11**. **HUCA 6** and **HUCA 8** include a late 19th/early 20th century Methodist Chapel and an early 20th century Roman Catholic Church.
- ◆ Later suburban expansion dominates the southern and eastern portions of the EUS project area. The largest area of mid to late 20th century suburban expansion lies within **HUCA 12**. Late 20th century expansion dominates **HUCA 3, HUCA 5, HUCA 7** and **HUCA 9**.
- ◆ The assessment has also identified a high potential for below ground archaeological remains to survive within **HUCA 1, HUCA 2, HUCA 4 HUCA 5, HUCA 6, HUCA 7**, part of **HUCA 9** and **HUCA 13**. Other sites, currently unknown, also have the potential to survive within the EUS project area.

Introduction

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

The term 'town' in the context of the EUS relates specifically to those settlements which were clearly established as towns during the medieval period. An assessment was carried out upon documentary sources and previous assessments by historians to establish which settlements within Staffordshire qualified as medieval towns¹. Some of the medieval towns are still clearly important economic centres in the modern landscape, including Stafford, Tamworth, Newcastle and Lichfield. Others, however, have reverted to villages some of which, like Church Eaton, merely comprise a handful of houses with few services. Of the nine criteria established for identifying the county's medieval towns Eccleshall qualified on seven counts in that there are medieval references to burgesses or burgages; was identified as a town or borough by three eminent historians and was taxed as a borough during the medieval period². It was also still considered to be a market town circa 1600³. The results of the EUS project also identified the presence and survival of burgage plots.

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

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

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

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

Background

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

⁴ **Burgage plot:** A plot of land longer than it is wide, can include any structures on it. Typical of medieval towns. (Scope note reproduced from the Thesaurus of Monument Types by kind permission of English Heritage. © 2012 English Heritage)

⁵ Hunt (nd.)

⁶ William Salt Library Contacts Web page: <http://www.staffordshire.gov.uk/leisure/archives/williamsalt/ContactDetails/home.aspx>

determining how towns differ from rural settlements. Such criteria included the form of the settlement; the presence of burgage plots⁴ and formal market places whether physically surviving, referenced in historical documents or identifiable on historic mapping. It also took into account the references to medieval organisations such as guilds and to the construction of civic buildings such as town or market halls. The diversity and nature of the occupations of the inhabitants were also included; the greater the range and the less agricultural focussed the more likely to represent an urban settlement⁵.

Aim

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

Outputs

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

The principal outputs are the Historic Character Assessment reports for each town. These are be available as hard copies located at the William Salt Library⁶, but are also accessible through the Staffordshire County Council website⁷. The national programme is currently held on the ADS website⁸.

⁷ Extensive Urban Survey page on the Staffordshire County Council website: <http://www.staffordshire.gov.uk>

⁸ Archaeology Data Service website: <http://ads.ahds.ac.uk/>



Part One: Background and Setting

Section Summary

- ◆ There is evidence for human activity within the wider landscape during the late prehistoric period. A number of Bronze Age barrows are known to survive, with the potential for further sites to exist. It is during the Iron Age that the best evidence exists with the presence of two, possibly three, hillforts lying within 10km of the later town which would have dominated the organisation of the landscape. There is some evidence for arable cultivation in the area of the later Eccleshall Castle and a possible late prehistoric enclosure, interpreted as possibly of agricultural origin, has also been investigated. There is little evidence from within Eccleshall itself with the exception of an unstratified Neolithic flint scraper from archaeological excavations at Eyeswell moat. However, evidence from elsewhere within Staffordshire would suggest that low lying river valleys were excellent locations for the later prehistoric exploitation of resources and potentially settlement.
- ◆ It has been speculated that Eccleshall, having originally formed one of the largest parishes in the county, had originated as an early, possibly Roman, estate. There is currently little evidence for Roman activity from within the EUS project area, although the evidence from near Eccleshall Castle for arable agriculture extends into this period as well as the late prehistoric. In the wider landscape there are suggestions of several high status sites, possibly villas. This evidence was based upon finds of Samian pottery sherds and other high status wares; some found within archaeological excavations of pits near Chebsey and others relating to pottery scatters found whilst field walking. The nearest evidence came from Wootton approximately 2km to the south of Eccleshall.
- ◆ The placename Eccleshall suggests the presence of an early Christian community, possibly relating to a monastery which could have been located upon the site of the later bishop's palace at Eccleshall Castle. Domesday Book (1086) describes Eccleshall as a large estate with many dependant settlements all of which were held by the Bishops of Lichfield. It is possible that they may have held this estate from the 7th century (the period at which the bishopric was established). The ancient parish was one of the largest in Staffordshire and its size may indicate the presence of a minster church in the pre-Conquest (1066) period. The present church contains fabric from an early medieval cross within its structure and Domesday Book records the presence of a priest. If the site of the present church dates from the early medieval period then it is possible that the earliest settlement may be located adjacent to it, perhaps situated around the area of the extant green at the west end of Church Street/High Street.
- ◆ The Bishops of Lichfield continued to hold Eccleshall as lords of the manor into the 19th century. Eccleshall Castle, became their principal seat for a period, but it was eventually sold in 1867. The Bishops had probably had a seat at the site of Eccleshall Castle from at least the 11th century, if not earlier. In 1200 they were granted a licence to crenellate⁹, although the extant remains of the castle are believed to date to the 14th century. The castle was slighted during the mid 17th century Civil War and the extant house (now known as Eccleshall Castle) was built by the Bishops in the late 17th century. During the medieval period the Bishop was granted the right to establish a deer park at Bishops Wood, to the west of the town.

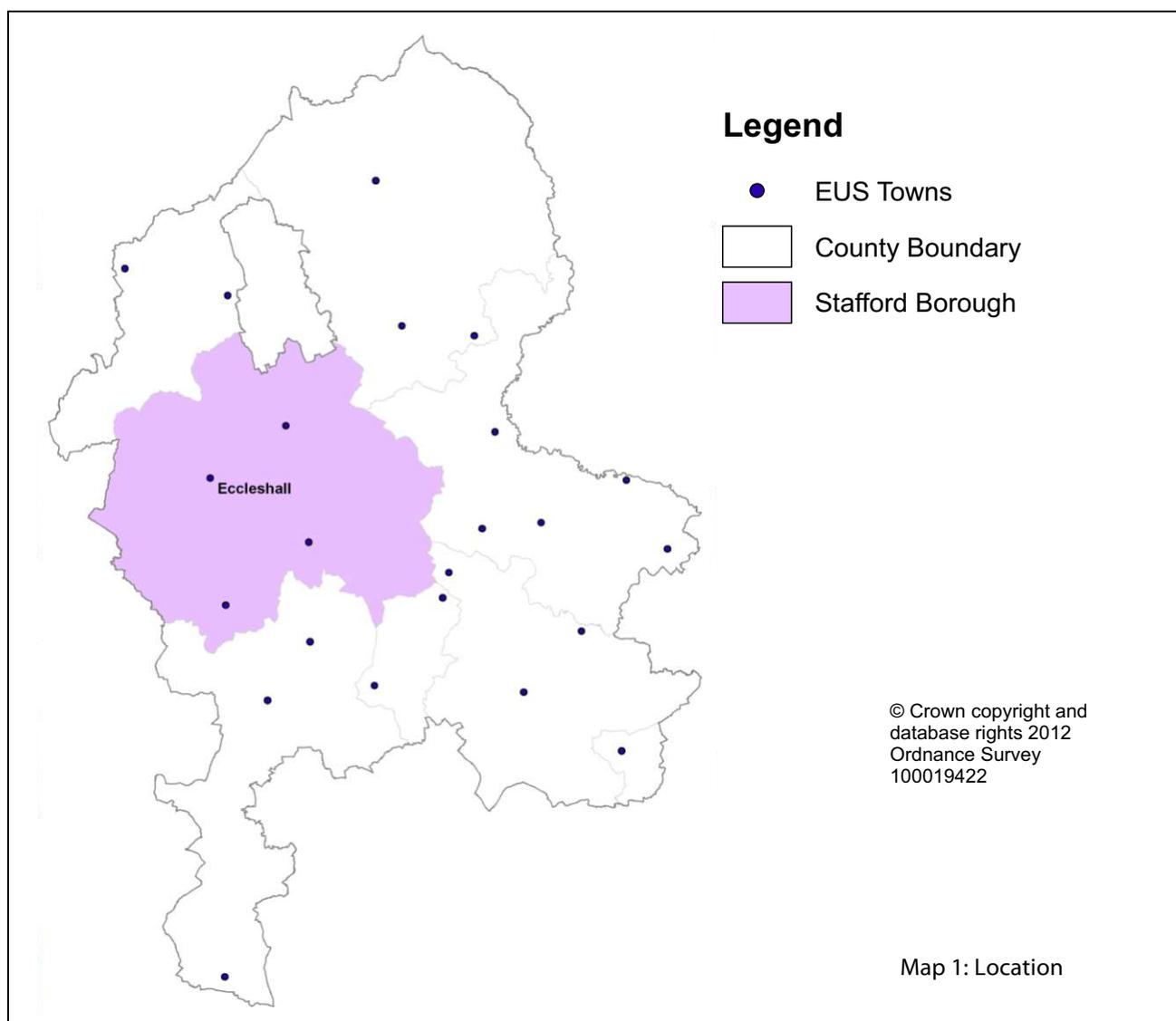
⁹ Crenellate: to fortify (with embattlements/crenellations); such architectural embellishments could only be undertaken with permission from the King.

- ◆ The presence of the bishops within the manor also had an impact upon the settlement. They were granted the right to hold a market in the mid 12th century and it is probably around this date that at least the first phase of the planned town was laid out along High Street, Castle Street and Stafford Street. The market place was established in the wide streets of this planned town and burgage plots, many of which survive, were laid out. In those areas where the burgage plots have been redeveloped archaeological interventions have revealed evidence for medieval and later settlement activity. This included the excavation of Eyeswell Moat lying to the south of High Street. It was found to have probably been established in the 13th century by a steward of the bishop, later coming into the hands of the Swynnerton family. Documentary evidence suggests that the town was extended eastwards, along Stone Road, and to the north, along Castle Street, possibly during the 13th century. However, it is not currently known to what extent these new plots were taken up; to date no archaeological investigations have been carried out in these areas.
- ◆ The buildings within the town, particularly along High Street, mostly date to the 18th and early 19th century. However, timber framed buildings do survive, particularly a row of 17th century cottages on Stone Road. Earlier timber framed buildings have also been identified within later properties most notably The Crown Inn on High Street and further later properties may contain evidence for earlier buildings within their core.
- ◆ During the 19th century the population of the town declined partially due, it has been suggested, to the town's failure to attract industry or modern lines of communication (not being linked to either canal or railway) and to the late 19th century agricultural decline. The well preserved historic character of the town is probably due to these factors.
- ◆ There was some settlement expansion during the 19th century, some of which may have been linked to the shoe trade, particularly in Kerry Lane and Gaol Butts. The latter area may have been settled prior to the 19th century. Further expansion of both cottages and villas also occurred in Cross Butts and along the Stone Road where both a Methodist Chapel and Roman Catholic Church were built.
- ◆ The suburban expansion of the town occurred from the mid 20th century onwards mostly to the south and east. This development has included two schools to the south west. The pressure for housing expansion during this period has also impacted upon the historic core with the redevelopment along some of the road frontages, particularly in Castle Street. Considerable redevelopment has occurred on the burgage plots to the south west of the High Street during the late 20th century.

1. Setting

1.1 Location

Eccleshall lies towards the west side of Staffordshire, around 9km east of its border with Shropshire. The town lies in the south east corner of a parish of the same name, which covers over 7,404ha in area. The parish is the second largest in Staffordshire and contains a large number of settlements of varying sizes. In the 19th century the parish was said to contain 21 townships. It was formerly heavily wooded and areas of woodland remain, notably Bishop's Wood on its western boundary. The parish remains today largely rural and agricultural. The closest market towns are Stone 9km to the north-east, Stafford 11km to the south-east and Newport in Shropshire 12.5km to the south-west.



¹⁰ AOD: Above Ordnance Datum
¹¹ Formerly known as Keuper Marl
¹² Now the A519
¹³ Now the A5013

¹⁴ Now the B5026
¹⁵ Now the B5026
¹⁶ Spufford and Spufford 1964. It is important to note that the plan in the booklet entitled 'Eccleshall Town 1622' is a conjectural reconstruction. Later researchers have misinterpreted this and described it as a map of that date. Hence the Conservation Area Appraisal states that 'a map of 1622 ...shows the town layout then essentially as it is today' (Stafford Borough Council 2001, 7)
¹⁷ Spufford 1995

1.2 Geology and topography

1.2.1 Topography

The town lies on the south side of the valley of the River Sow whose main course lies around 600m to the north. A branch of the river, however, runs between the town and the castle only 250m north of the High Street before joining the main river just to the east of Newcastle Street. The junction of High Street and Stafford Street lies at around 88m AOD¹⁰. The ground slopes down gently to the River Sow to the north to 86m AOD at the point where Newcastle Street crosses the river. The High Street rises gently to the west so that the church lies on a slight rise overlooking the river at 92m AOD. The junction of Small Lane and Horsefair at the south end of the town lies at around 91m AOD. Thereafter as you leave the town along the Newport Road the land rises steeply to reach a height of 122m AOD at Johnson's Hall 800m to the south.

1.2.2 Geology

Bedrock Geology

The underlying geology comprises rocks of the Mercia Mudstone Group¹¹.

Superficial Geology

The town of Eccleshall and Eccleshall Castle lie upon Devensian glaciofluvial sheet deposits, largely comprising sand and gravel. The banks of the River Sow to the north of the castle are lined with alluvium. There are deposits of peat in the area between the town and the castle.

1.2.3 Road pattern

The road pattern as shown on Yates' County Map of 1775 emphasises Eccleshall's role as a route centre. A road from Newport¹² enters the town from the south-west and then continues north towards Newcastle-under-Lyme. A road from Stafford¹³ enters the town

from the south-east. Its line is continued to the north-west by a more minor road¹⁴ to Loggerheads. The Stafford to Loggerheads road was formerly more important as it formed an alternative road to Chester from the more major route via Stone. A further, rather winding, road¹⁵ from Stone enters the town from the east.

1.3 Sources

1.3.1 Historical

Sources for the history and topography of Eccleshall are limited. The town is not covered by either a Victoria County History volume or in Stebbing Shaw's county history published in the late 18th/early 19th centuries. There is a useful short history of the parish by Peter and Margaret Spufford which collects together the results of the studies of an extra mural class in the early 1960s and includes the town as well as the surrounding rural area¹⁶. Margaret Spufford has published a study of Eccleshall parish in the late 17th century which also contains material of interest¹⁷.

Spufford and Spufford give a useful summary of some of the primary documents available for the study of Eccleshall although they do not give their catalogue numbers, nor is it clear in some cases which repository they reside at¹⁸.

There is a Conservation Area Appraisal of 2001 which gives a useful summary of the surviving historic buildings and their contribution to the character of the town centre¹⁹. A book of old picture postcards²⁰ contains some useful views and information.

¹⁸ Spufford and Spufford 1964, 66-7

¹⁹ Stafford Borough Council 2001; David Wilkinson, formerly Stafford Borough Archaeologist, also wrote an Area Appraisal and Design Guidance for Eccleshall as part of an MSc in Historic Conservation and was kind enough to loan me a copy

²⁰ Watkin 1989

Views

The Staffordshire Views Collection held by the William Salt Library, Stafford²¹, has a large number of views of the exterior of Holy Trinity church of 18th/mid-19th century date. There is also an interior view and drawings of the bishops' tombs and the font within the church. There are three views of the Castle, including one extremely fanciful view reconstructing 'Eagles Hall' as it may have looked in the medieval period. Disappointingly the only view of the town is one looking east along Church Street from the church.

There are eight views of Biana Hall (lying beyond the EUS project area) of late 18th/mid-19th century date, both before and after its restoration in the 1830s.

1.3.2 Cartographic

The earliest detailed map is the tithe map of 1839 which contains material of interest. Yates' County Map of 1775 is useful for the road system at this time but is at too small a scale to use for detailed analysis.

From the late 19th century there is a good series of Ordnance Survey 1:2500 plans comprising 1st edition published 1880, 1st revision published 1901 and 2nd revision published 1924.

For the post-war period there is a complete series of Ordnance Survey 6 inch maps of 1954-5.

1.3.3 Archaeological

Unusually for a small town in Staffordshire there has been a comparatively large amount of fieldwork in Eccleshall over the last forty years. All but one have been small-scale evaluations or watching briefs which have demonstrated the potential for archaeological fieldwork in Eccleshall.

The only archaeological excavation was that on the Eyeswell Manor site in the Usulwall Street area in the 1980s²². This suggested that the moat was first cut in the early 13th century and that this had disrupted an earlier layout of probable burgage plots running back from the High Street²³.

A series of evaluations and watching briefs in the backyard areas to the south of the High Street ahead of housing development²⁴ demonstrated that scattered features of 12th/13th century date survived in these areas in the form of pits, postholes and possible boundary ditches sealed below around 1m of build up. In one case waterlogged deposits were encountered suggesting a potential for the recovery of palaeoenvironmental information related to occupation and industrial activities and broader environmental conditions. Little material of 14th to 17th century date was recovered on these sites suggesting that there may have been a hiatus at this time although these levels may also have been dramatically truncated by later activity. Subsequent deposits included dumps of ceramics and glass which may represent waste material from the Royal Oak on the High Street frontage.

Evaluation to the north of the High Street²⁵ suggested that there was a similar potential for the recovery of archaeological information about the medieval town with in this case an even greater environmental potential as the sites back on to the floodplain of the River Sow.

Evaluation to the rear of plots on the east side of Stafford Street²⁶ failed to reveal evidence for early occupation. However, this archaeological work was on a small scale and so may have missed areas of archaeological survival. A watching brief to the south of Horsefair²⁷ uncovered evidence of what was described as a large cut feature running north-south along

the east side of the site. In fact this is likely to have been the bottom end of a hollow way marking the former line of the road from Newport. Spufford and Spufford²⁸ state that this road was formerly known as the 'Old Salt Road'. Its route can be traced on the 1901 Ordnance Survey 1:2500 plan.

Building Assessment and Recording

The only building recording in the historic core has been that carried out by RCHM(E) at the former Crown Inn²⁹, perhaps the most interesting building in the town. It proved to have a long and complicated history demonstrating the value of detailed building recording.

2. Context and Historical Development

2.1 Prehistoric

There is evidence for prehistoric activity recorded within 10km of Eccleshall dating principally from the Bronze Age and Iron Age. This evidence includes three Scheduled Bronze Age barrows located 6km to the north, 9km to the north west and 6.5km to the south west³⁰. Two other mounds in the area have been identified as possible Bronze Age barrows. The precise location of one of these sites is no longer known, but when investigated in 1859 it was found to contain a stone cist and burnt bone³¹. Further potential sites of Bronze Age barrows may be represented by those cropmarks known as 'ring ditches' (although there are other interpretations)³². Six such sites have been identified within 10km of Eccleshall and a couple are associated with other cropmarks including two pit alignments³³. The latter are considered to represent field/property boundaries created during the late Prehistoric to Roman periods. However, some in the Trent Valley have also been linked to the ritual or ceremonial demarcation of the landscape.

Eccleshall lies approximately equidistant between two large hillforts and a further enclosed settlement, possibly a small promontory hillfort, which had dominated the late prehistoric landscape of western Staffordshire. Bury Banks, lying approximately 8.5km to the north east of Eccleshall, is a bivallate hillfort enclosing an area of 1.94ha³⁴.

Berry Ring lies approximately 10km to the south west and is a univallate hillfort dominating the lowlands of western Staffordshire. It is larger than Bury Banks enclosing just over 3 ha³⁵. Neither of these hillforts has been closely dated, but unstratified finds recovered from within Berry Ring have been dated to the Iron Age³⁶. The possible promontory hillfort lies at Bishop's Wood approximately 9.5km to the north west of Eccleshall³⁷. It encloses an area of around 0.2ha and is similar in size and aspect to other sites located further west in the Welsh Marches³⁸. Such forts in the Marches are known to have co-existed with their larger neighbours and this may be true of this site. However, as none of these sites have been archaeologically excavated their origins and possible interactions cannot be currently determined. On the whole the three sites reveal that at least one power base existed within the area from at least the late Bronze Age/Iron Age. Such a power base would have been capable of directing labour in the construction of major projects and the hillforts would have provided a cultural, economic, defensive and administrative focus.

Further evidence for agricultural activity, potentially dating to the late Prehistoric period, was also found during an excavation on a pipeline route 3km to the north of Eccleshall between Slindon and Brockton³⁹. An undated section of a curvilinear gully, interpreted as having formed part of a stock or agricultural enclosure was found lying beneath three securely dated medieval enclosures. The gully was interpreted as

³⁰ Staffordshire HER: PRN 00085, PRN 00135 and PRN 00501; Barrow: Artificial mound of earth, turf and/or stone, normally constructed to contain or conceal burials. (Scope note reproduced from the Thesaurus of Monument Types by kind permission of English Heritage. © 2012 English Heritage).

³¹ Staffordshire HER: PRN 00590 and PRN 00595

³² Ring Ditch: Circular or near circular ditches, usually seen as cropmarks. Use the term where the function is unknown. Ring ditches may be the remains of ploughed out round barrows, round houses, or of modern features such as searchlight emplacements. (Scope note reproduced from the Thesaurus of Monument Types by kind permission of English Heritage. © 2012 English Heritage).

³³ Staffordshire HER: PRN 04610 and PRN 04703; Pit alignment: A single line, or pair of roughly parallel lines, of pits set at intervals along a common axis or series of axes. The pits are not thought to have held posts. (Scope note reproduced from the Thesaurus of Monument Types by kind permission of English Heritage. © 2012 English Heritage).

³⁴ Staffordshire HER: PRN 00022; Bivallate hillfort: A hilltop enclosure bounded by a double line of ramparts. (Scope note reproduced from the Thesaurus of Monument Types by kind permission of English Heritage. © 2012 English Heritage).

³⁵ Staffordshire HER: PRN 00024; English Heritage SM 21588; RCHME 1996; Univallate hillfort: A hilltop enclosure bounded by a single rampart, usually accompanied by a ditch. (Scope note reproduced from the Thesaurus of Monument Types by kind permission of English Heritage. © 2012 English Heritage).

³⁶ Ibid.

³⁷ Staffordshire HER: PRN 00633; Promontory Fort: A defensive enclosure created by constructing one or more lines of ramparts across a neck of land, in order to defend, or restrict access to, a spur or promontory, either inland or on the coast. (Scope note reproduced from the Thesaurus of Monument Types by kind permission of English Heritage. © 2012 English Heritage).

³⁸ RCHMS 1996

³⁹ Staffordshire HER: PRN 05070; Lingard 1999

⁴⁰ Ibid.

⁴¹ Leah et al. 1998: 205-6

⁴² Staffordshire HER: PRN 05070 and PRN 01663

⁴³ Staffordshire HER: PRN 01709

⁴⁴ Staffordshire HER: PRN 05069 and PRN 05067; Lingard 1999; Chebsey lies approximately 3km to the south east of Eccleshall.

⁴⁵ Staffordshire HER: PRN 05067; Lingard 1999; Amphora: Storage vessel, usually a two handled narrow necked jar. (Scope note reproduced from the Thesaurus of Monument Types by kind permission of English Heritage. © 2012 English Heritage).

⁴⁶ Ridge and Furrow: A series of long, raised ridges separated by ditches used to prepare the ground for arable cultivation. This was a technique, characteristic

potentially prehistoric on the basis of its plan form; its location beneath firmly dated medieval features and its markedly different alignment. This alignment change suggested to the excavator that it had long been out of use prior to the construction of the first of the medieval features during the 12th to 13th century⁴⁰. Two unstratified flints were found as part of the works; a core dated to the late Mesolithic/early Neolithic and a flake dated to the late Neolithic/early Bronze Age. An unrelated environmental sample, taken from a small mire within Eccleshall Castle park, suggests that arable cultivation was occurring in the vicinity during the Iron Age/Roman period⁴¹.

The evidence of the barrows, hillforts and the possibly later prehistoric farming enclosure all suggest that western Staffordshire, including Eccleshall, was a settled and productive landscape in the late prehistoric period.

There is little evidence for an earlier human presence in the landscape beyond the late Mesolithic/early Neolithic scraper found during the excavations near Brockton and a Mesolithic scraper found near Walk Mill to the west of Eccleshall⁴². There are thirty-one findspots of objects, mostly axe heads, dating from the Neolithic and/or Bronze Age distributed across the landscape within 10km of Eccleshall. The only evidence for human activity during the prehistoric period within the EUS project area was an unstratified Neolithic scraper found during the excavation of the moated site lying to the south of the High Street (cf. 2.4.1.3)⁴³.

2.2 Roman (49AD to 409AD)

There is less evidence for activity during the Roman period, although it is likely that there was some continuity of settlement and farming within the landscape. However, there is some secondary evidence of domestic activity within 10km of Eccleshall. A watching

brief on a pipeline in 1998 identified four rubbish pits; one pair located 98m north east of Chebsey and the other pair 1km to the east of Chebsey⁴⁴. Those pits lying to the east have been securely dated to the Roman period as both contained 1st to 3rd century pottery and appear to have been deliberately backfilled. The pottery included a fragment from an amphora, as well as pottery from the Nene Valley in eastern England⁴⁵. This evidence suggests a high status site may have stood in the vicinity during this period. The other two pits were less securely dated but contained undated brick and slag fragments. Three sherds of Roman pottery were found within the soil sealing the pits and were earlier than the ridge and furrow which overlay them⁴⁶.

A further site located approximately 4km to the north west of Eccleshall comprised a Roman ditch containing pottery in the upper levels and samples of charcoal, which the excavators suggested was evidence of domestic occupation in the area⁴⁷. During fieldwalking approximately 9km to the south east of Eccleshall, a large quantity of Roman pottery was recovered. Initial interpretation suggested that this was a villa site; an assessment of the pottery identified quantities of Samian wares and Black Burnished ware which would seem to support the initial hypothesis for a high status Roman site in the area. A smaller quantity of Roman pottery sherds (13 in total) were found approximately 2km to the south of Eccleshall, near Wootton in 1927⁴⁸. The fabric was dated to the late 1st/early 2nd century and comprised fragments of Samian ware and coarse-ware. The evidence may suggest settlement to the south of the later town.

of the medieval period. (Scope note reproduced from the Thesaurus of Monument Types by kind permission of English Heritage. © 2012 English Heritage).

⁴⁷ Staffordshire HER: PRN 01658; Fisher 1995

⁴⁸ Staffordshire HER: PRN 01660

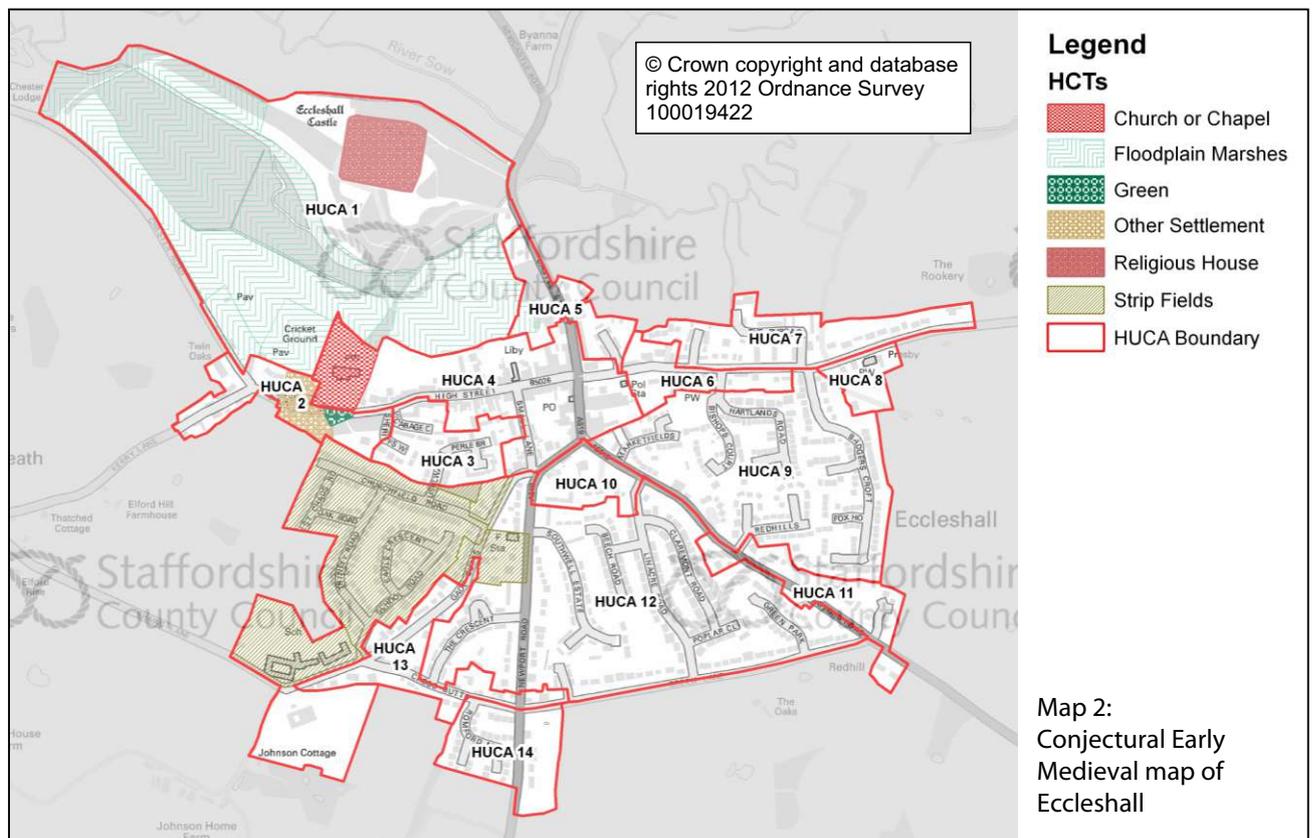
The assessment of a mire within Eccleshall Castle park produced environmental evidence suggesting arable agriculture in the Iron Age/Roman period⁴⁹ in the area around the current settlement. The placename 'Eccleshall' and its Domesday Book reference suggests that there may have been an early Christian community and an early estate centre based in the area of the later town (cf. 2.3.1 and 2.3.2.2). It has been postulated that the early estate centre may trace its origins back to the Roman period, although the supporting evidence has yet to be identified (cf. 2.3.2.2). However, there are suggestions of potentially high status domestic sites within the wider landscape.

Further stray finds have been identified within 10km around Eccleshall and include 1st to 3rd century metal finds (two brooches and a coin) and 2nd century finds (one brooch and two coins) from within the parish.

2.3 Early Medieval (410 to 1065)

2.3.1 Placename

The place name is of great interest. The 'Eccles' element is derived from the Primitive Welsh *ecles*, itself derived from Latin *ecclesia*, meaning church or body of Christians, and suggests that there was a Celtic church or community here, and possibly a preceding Romano-British one. The second element *halh* can mean a sheltered place, or it could possibly mean 'land not included in the general administration of a region' which would fit a place which was part of a bishop's estate⁵⁰.



⁵¹ Morris ed 1976, 2.10 – 2.14; 2.20 – 2.21

⁵² The seat of the bishopric had in fact been transferred from Lichfield to Chester in 1075. By 1102, however, it had been transferred to Coventry. From 1228 it became the bishopric of Coventry and Lichfield. Nevertheless for convenience we shall use the term 'Bishop of Lichfield' in the current document

⁵³ i.e. the church at Lichfield

⁵⁴ Studd 2000: 128

⁵⁵ Flashbrook, Charnes, Chatcull, Dorslow, Chorlton, Cotes, (Cold)Meece, Baden Hall, Slindon and Brockton

⁵⁸ Palliser 1976, 45, 47

⁵⁹ Possibly if there had been an early Mercian community it did not survive the Danish incursions of the 9th century

2.3.2 Settlement

2.3.2.1 Domesday Survey⁵¹

Although not compiled until 1086 the Domesday Survey is often our best document for interpreting the Anglo Saxon period.

At Domesday the manor of Eccleshall was part of the possessions of the Bishop of Lichfield⁵² and was said to have formerly been in the possession of St Chad's⁵³. It was valued at £4. There is mention of a priest indicating that there was a church in the manor, and of two mills.

There are also a number of sub-manors which are said to belong to Eccleshall: [Bishop's] Offley, Broughton, Aspley, Croxton, Seighford, Aston, Doxey, Bridgeford and Coton (Clanfod). Of these Broughton is said to be waste and no value is given for it. It has been argued by Studd that this was because it may have previously been administered separately and had not become incorporated into the Bishop's estate of Eccleshall until after 1066⁵⁴. The same is the case for a long list of members of Offley sub-manor⁵⁵. The interpretation of 'waste' recorded in Domesday Book may be more complicated than the interpretation that it is a result of the 'Harrying of the North' (1069-70) when the Normans laid waste to large parts of Yorkshire, Cheshire, Shropshire, Staffordshire and Derbyshire whilst suppressing rebellions in these areas⁵⁶.

There is in addition a separate entry for the adjacent manor of Sugnall which is held from the Bishop by Fran and Frugin. This manor also has a long list of dependent estates⁵⁷. Sugnall and its estates are interleaved with the manors and estates of Eccleshall and form part of the parish of Eccleshall. Accordingly there can be little doubt that the whole area originally formed part of a large estate centred upon Eccleshall and belonging to the Bishops of Lichfield. The church and the two mills

would have served the estate as a whole.

2.3.2.2 An Early Estate

The evidence from Domesday and of the place name suggests that the Bishops of Lichfield held property here from an early date, perhaps from the late 7th century, and it is likely that they took over a place with an existing Christian community or at least one traditionally associated with Christian worship. The two adjacent interlocking episcopal manors of Eccleshall and Sugnall probably originally formed a large estate which it has been suggested may even date back to Romano-British times⁵⁸.

2.3.2.3 Settlement Plan

If the interpretation of the place name evidence is correct it is likely that the earliest element in the settlement plan was a community of monks. If so their most likely location is perhaps in the area of the later castle (map 2). Its island location between two arms of the River Sow would be typical of early monastic sites which sought out isolated areas. It would also best fit the halh element of the place name if this is taken to mean a sheltered place. Whether the Bishops of Lichfield took over the estates of an earlier community or re-founded a community on that spot is not known.

The reference to a priest at Domesday suggests that there was a pre-conquest church at Eccleshall and it may well be that by the late Anglo Saxon period settlement had shifted to the area of the present church of the Holy Trinity⁵⁹. A triangular space outside the present church may mark a green around which a small settlement was ranged (HCT 'Green' on map 2; HUCA 2; plate 8).

⁵⁶ Studd 2000: 121-134; Stenton 1971, 605

⁵⁷ (Gerard's) Bromley, Podmore, Tunstall, Swynchurch, Ellen hall, Walton, Edgbaston, Wootton and Knight on

⁶⁰ Open Field: An area of arable land with common rights after harvest or while fallow. Usually without internal divisions (hedges, walls or fences). (Scope note reproduced from the Thesaurus of Monument Types by kind permission of English Heritage. © 2012 English Heritage).

⁶¹ Hawkins & Rumble (eds.) 1976

⁶² Suggested as possibly St Chad

⁶³ Court Leets dealt with minor criminal cases and ensured that standards in such matters as sales of food and drink, and agriculture, were adhered to: http://en.wikipedia.org/wiki/Court_leet accessed 05.03.12

⁶⁴ An eyre was the circuit travelled by a judge moving from county to county

⁶⁵ Beresford and Finsberg 1973, 161-2; Palliser 1972, 68

2.3.3 Economy

Across the Bishop's manor of Eccleshall and all its sub-manors arable agriculture is prominent, although as noted in 2.3.2.1 a number are not accounted for (being described as 'waste') in Domesday Book. The presence of two watermills within the Eccleshall manor confirms the importance of arable agriculture within the area. The location of the watermills, which may in fact refer to two pairs of stones operating in one building, is not known. It has been argued that it is likely to have been located on the River Sow beneath the later castle. The open fields may also have their origins in this period (cf. 2.4.2.1; HCT 'Strip Fields' on map 2 and 3)⁶⁰. Meadow is also noted with four acres being recorded in Eccleshall, whilst within the sub-manors there is a further 7 acres⁶¹. The meadow suggests a hay crop and consequently provides evidence for animal husbandry.

The economy of the manor also included woodland, which may in part have lain within the area later known as Bishop's Wood to the north west of Eccleshall where considerable woodland survives. This woodland is likely to have provided building material for the use of the bishop. Rights to graze pigs (pannage) and cattle, at certain times of the year, were probably also allowed for the local people.

2.3.4 Religion

Fragments of an Anglo Saxon cross shaft showing Adam and Eve and a horseman with a spear⁶², rebuilt into the medieval church, suggest a preaching cross on the site which may have predated any church.

The large area of the parish suggests that the church at Eccleshall was a minster church with a community of priests who would go out and preach in the surrounding area. Alternatively, an early monastic community may have been responsible for preaching in the wider area.

However, conjecture regarding the form of any potential early Christian community at Eccleshall is currently hampered by a lack of evidence and of dating.

2.4 Medieval (1066 to 1499)

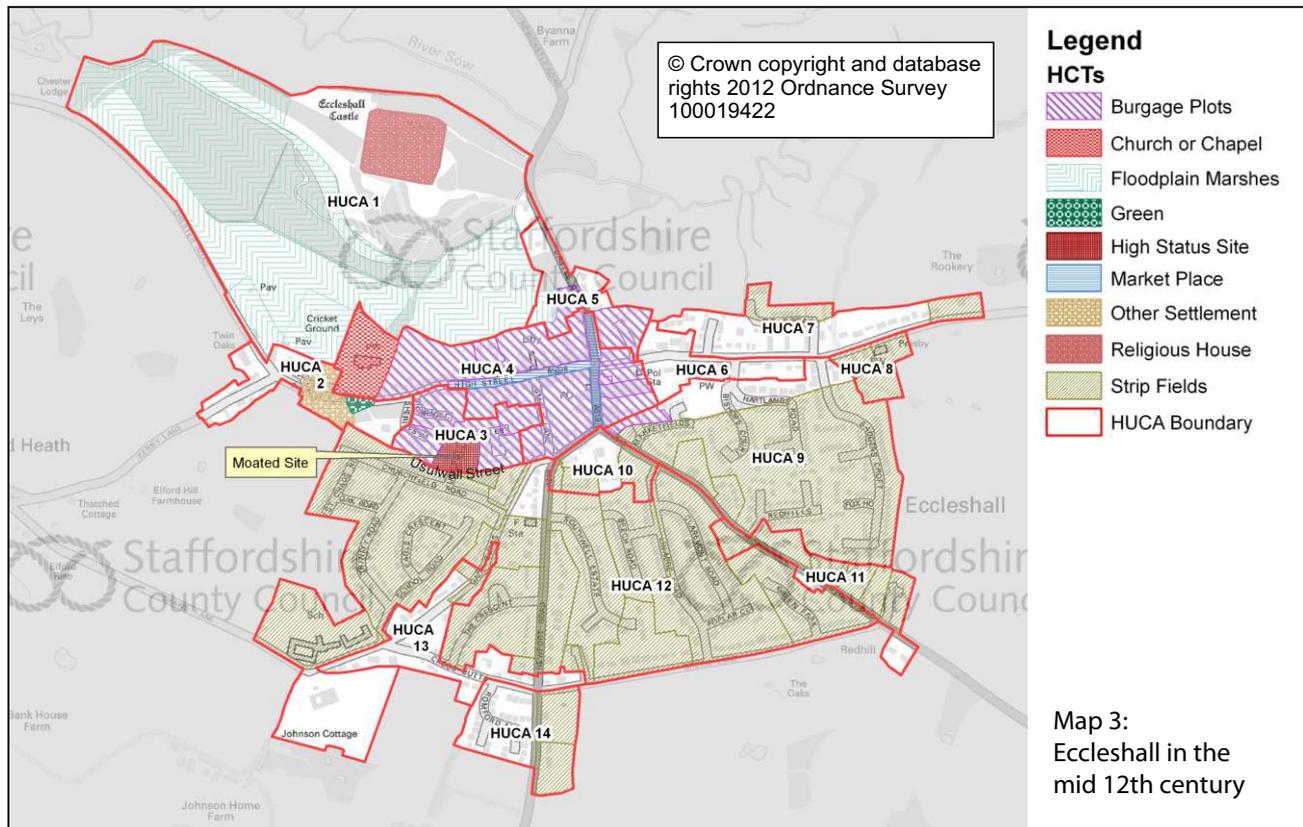
2.4.1 Settlement

2.4.1.1 Lordship and Administration

The bishop was the lord of the manor of Eccleshall. In the 19th century he was said to hold a Manorial Court Leet⁶³ twice a year and it is likely that this custom dates back to the medieval period.

There is no evidence that Eccleshall was ever granted a borough charter. It was, however, regarded as a borough by 1199 when it was represented by its own jury at the Staffordshire Eyre⁶⁴. Burgage tenure is recorded from 1240 until at least 1697. A survey of 1298 records 57¾ burgages⁶⁵.

⁶⁵ Dyer 2002a, 13
⁶⁶ SHC VII Part 1, 211
⁷⁶ SHC X Pt 1, 92; the Eccleshall figures can be compared with those for Stone where 21 residents paid a total of 38s 4d
⁷⁷ Glasscock (ed) 1975, 278. Eccleshall was, however, taxed as a borough in the 1313 lay subsidy Glasscock (ed) 1975, 277



Map 3:
Eccleshall in the
mid 12th century

2.4.1.2 Ranking and Population

Assessing the ranking and population of a medieval town is fraught with difficulties. The Domesday Survey of 1086 records around 20 heads of household suggesting a population of around 100 at this time. Dyer⁶⁶ estimates that by circa 1500 the population of the town was less than 500 putting it in a group with Kinver, Brewood, Penkridge, Abbot's Bromley, Tutbury, Uttoxeter and Leek. Of the adjacent towns Stone is suggested as having a population of between 500-1,000 and Stafford and Newcastle-under-Lyme of around 1,000.

Eccleshall was perhaps more important in the 14th century and certainly its population prior to the Black Death and associated famines and pestilences of the mid 14th century is likely to have been considerably larger (cf. 2.4.1.5).

In the lay subsidy of 1327 16 Eccleshall residents paid a total of 37s 7d⁶⁷ while this had dropped in the 1332-3 lay subsidy where 16 residents paid a total of 36s 8d⁶⁸. This was slightly more than Stone where 24 residents paid 36 shillings.

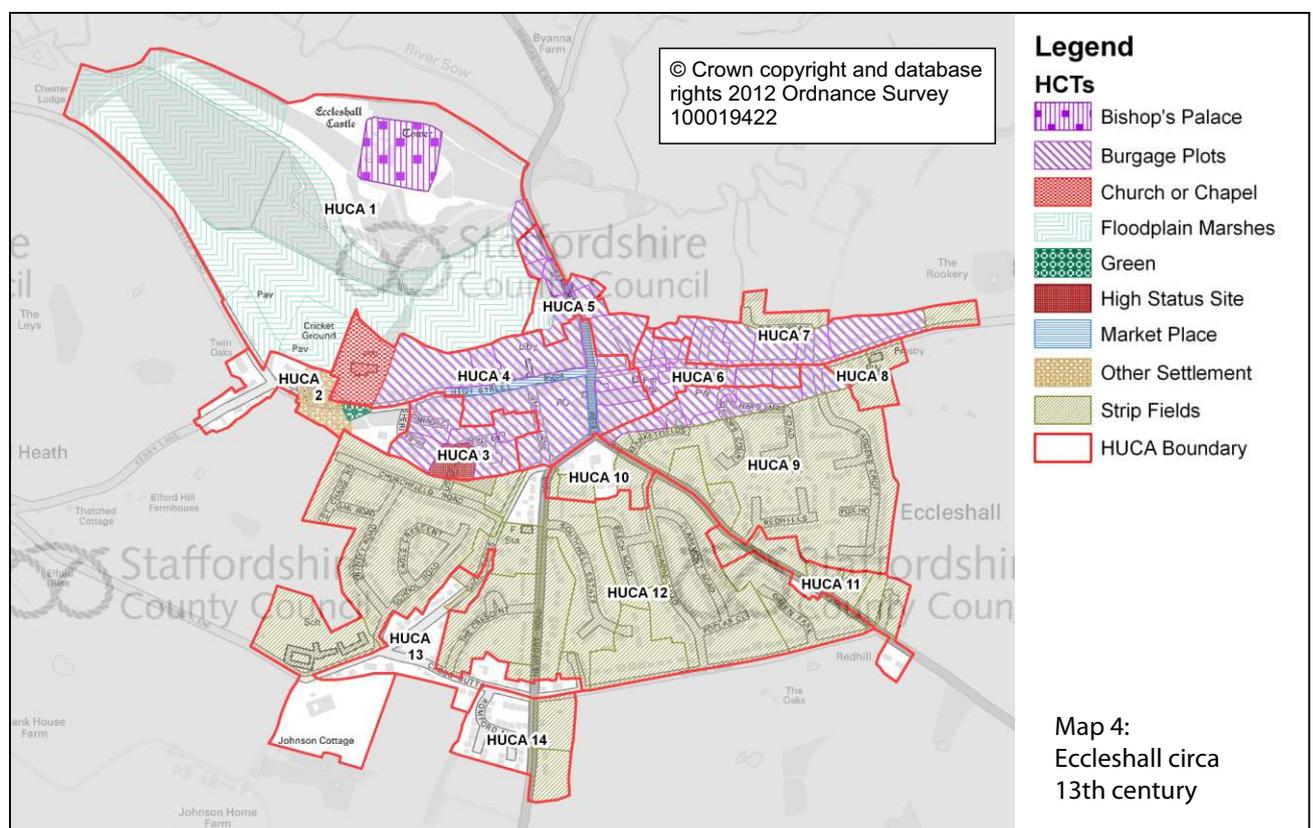
In the 1334 lay subsidy Eccleshall was taxed as a non-borough, paying £7 18s 7¼d⁶⁹. This figure, however, included a number of its surrounding settlements so that it is difficult to compare these figures with those for other towns.

2.4.1.3 Eyeswell Manor House

A moated manor house⁷⁰ lay behind the High Street to the north of Usulwall Street (HCT 'High Status Site' on map 4). It appears to have formed part of an estate of land built up by Robert de Waure who was probably a Seneschal⁷¹ to the bishops of Lichfield in the late 12th to early 13th centuries. On his death the estate passed through marriage to the Swynnerton family who continued to hold it down to the 17th century.

The site was partially excavated in 1981-3 ahead of housing development. The excavations were on a small scale and hence any conclusions reached must be tentative. Nevertheless it would appear that there was evidence of occupation pre-dating the excavation of the moat including a substantial ditch, interpreted as a boundary ditch marking burgage plots fronting on to the High Street. The site sits on a south-north slope and the lower side was repeatedly raised by upcast from the moat during the medieval period. A well-stratified sequence of 13th to 14th century pottery was recovered. Occupation of the site continued into the post medieval period. By the late 17th century, however, the site had lost its importance.

In 1679 Walter Chetwynd of Ingestre wrote 'there is in Eccleshall a house called iselwall...lately...seat of younger branch of the Swinertons...whose descendants lived here in prosperous condition til ye last age when Edward Swinerton esq sold most of his ancient patrimony, leaving little beside his house to his posterity, who have since also sold that'. A survey of 1693 suggests that there was a barn and toft within the moat but the house may have been outside at this time⁷².



⁷² High Street was formerly known as Market Street as the market was held along this street
⁷³ Stone Road was formerly known as Dungsford or Dunksford Lane, and later Chebsey Lane
⁷⁴ I have used Newcastle Street in this report although from the early 20th century this street came to be known as Castle Street as it ran past Eccleshall Castle. North of the point where the road crosses the River Sow it is referred to as Newcastle Road
⁷⁵ This lane has been identified from documentary evidence by the Spufford and Spufford (1964, 48-9)
⁷⁶ Spufford and Spufford 1964, 48-9
⁷⁷ Properties with a narrow frontage on to the street but extending backwards for a considerable distance, thus giving a share of the valuable street frontage to everyone but

⁸¹ I have included the properties fronting on to the west side of Stafford Street within unit 3 as the High Street frontage was probably originally the most important one. Hence those properties fronting on to the west side of Stafford Street may have been taken out of the back yards of properties fronting on to High Street
⁸² Spufford and Spufford 1964, 48
⁸³ Spufford and Spufford 1964, 47-50
⁸⁴ 'John beyond the water'
⁸⁵ i.e. their occupants held their land by money rent and were able to hand it on to their heirs
⁸⁶ On the 1839 tithe map there are crofts to the north of Stone Road without buildings upon them described as 'burgages'

2.4.1.4 Town Plan

The first element to discuss in a reconstruction of the medieval town plan is the primary road pattern (cf. map 5). We have seen that Eccleshall lies at the junction of five major routes: from Newport (A), Stafford (B), Stone (C), Newcastle-under-Lyme (D) and Chester (E). All of these routes have been brought into the centre of the town passing along either the east-west Church Street/High Street⁷³/Stone Road⁷⁴ or the north-south Stafford Street/Newcastle Street⁷⁵. There was in addition formerly a back lane on the south side of the High Street called Usulwall Street (F). This is today marked by a footpath. Less clear is a continuation of this lane to the east, Sheriff's Row (G) which forms a back lane to Stone Road⁷⁶. Small Lane (H) appears to form a back lane to Stafford Street, although given that it continues the line of the Newport Road it is possible that it once formed the major entry into the town from the south. The other route to mention is the possible earlier line of the Newport Road a little to the east, known, according to Spufford and Spufford⁷⁷, as 'Old Salt Road'. This perhaps formed the southern end of the Newport Road before turnpiking, or it may be an even earlier route pre-dating the laying out of the town.

If we now turn to the layout of the town itself we can identify a number of obvious medieval plan units (cf. map 5) from their regular 'burgage-style' property boundaries⁷⁸. There is a single unit to the north of the High Street/Church Street (1)⁷⁹. To the south of the High Street are two units (2, 3) separated by Small Lane. There is some suggestion that separate burgages may have fronted onto Usulwall Street, hence there may be a boundary between High Street and Usulwall Street burgages somewhere within units 2 and 3⁸⁰. Further units can be identified to the west

and east of Newcastle Street (4, 5) and to the east of Stafford Street (6)⁸¹. Within the area formed by these units a core primary market area at the main road junction can be identified by the width of the streets. High Street, Stafford Street and the southernmost portion of Newcastle Street, where it lies within the town, are all between 14m-19m in width, while the outer streets such as Stone Road, the remainder of Newcastle Street and Church Street are 6m-10m in width. By the Elizabethan period, and presumably in the medieval period, a market cross stood at this junction⁸².

Although only a small core area can be identified from plan analysis, Spufford and Spufford have identified a far larger medieval settlement area from documentary evidence (cf. map 3, 4 and 5)⁸³. This suggests burgages along the west and east sides of the upper end of Newcastle Street (7, 8) and to the north and south of Stone Road (9, 10). There is even evidence of burgesses to the north of the River Sow with houses being described as 'Beyondene' and in the 13th century one burgess was known as Johannes ultra aquam. The area of this plan unit is uncertain but has been suggested as around the area of the later Bianna (lying beyond the EUS project area). The precise nature of these burgages is uncertain. They needn't necessarily represent the same type of dense settlement pattern as the central area but were presumably distinct from properties further out in being held by burgage tenure⁸⁵. To what extent they survived the Black Death and related troubles of the early 14th century is uncertain although the limited excavation evidence does hint at a retraction of settlement between the 14th-17th centuries. It is possible that some of the properties may have been laid out for settlement but never taken up as such, being used instead as crofts⁸⁶.

with a large area behind for ancillary activities. In most medieval towns once burgage properties have been laid out subsequent development tends to be within the plots or by amalgamation or sub-division of plots

⁷⁸ It is possible that there is more than one phase here with the properties along the wide and straight High Street being of a different date to those to the west which front on to the narrower and more sinuous Church Street. If so those to the west are perhaps later.

⁸⁰ Palliser 1976, 85

Other elements in the medieval town plan are the Eyeswell moated site (HCT 'High Status Site on map 4), possibly an early 13th century insertion, and the church and churchyard (cf. maps 3 and 4). Outside the town were Eccleshall Castle (HCT 'Religious House' on map 3 and 'Bishops Palace' on map 4); and one or more mills. The mill site is uncertain but is likely to have been immediately to the east of Newcastle Road (cf. HUCA 1).

The picture presented here of the medieval town plan is a complex one and is likely to have evolved in a number of stages. We can suggest that the Bishops of Lichfield were encouraging the growth of a town at Eccleshall from at least the mid-12th century when they obtained a market charter. This may have resulted in the laying out of plan units 1-6 set along the wide street frontages of High Street, Stafford Street and the southern end of Newcastle Street. Units 7-10 are perhaps a planned extension in the 13th century before shrinkage in the 14th century. Continuing interest in the town from the Bishops of Lichfield in the 13th century is demonstrated by the acquisition of further grants for a market and fair (cf. 2.4.2.3).

2.4.2 Economy

2.4.2.1 Agriculture

As we have seen Eccleshall was a heavily wooded area, but by the medieval period much land had been cleared for agriculture and this was an ongoing process. By the time of a Survey in 1298 the Bishops had let many of the surrounding townships out to local gentry. Also recorded in the survey are the assarts or recent clearances of the woodland for agriculture whose farmers paid rents directly to the Bishops. These included burgesses from the town.

The Bishop also held arable fields scattered around the parish; those lying within the EUS

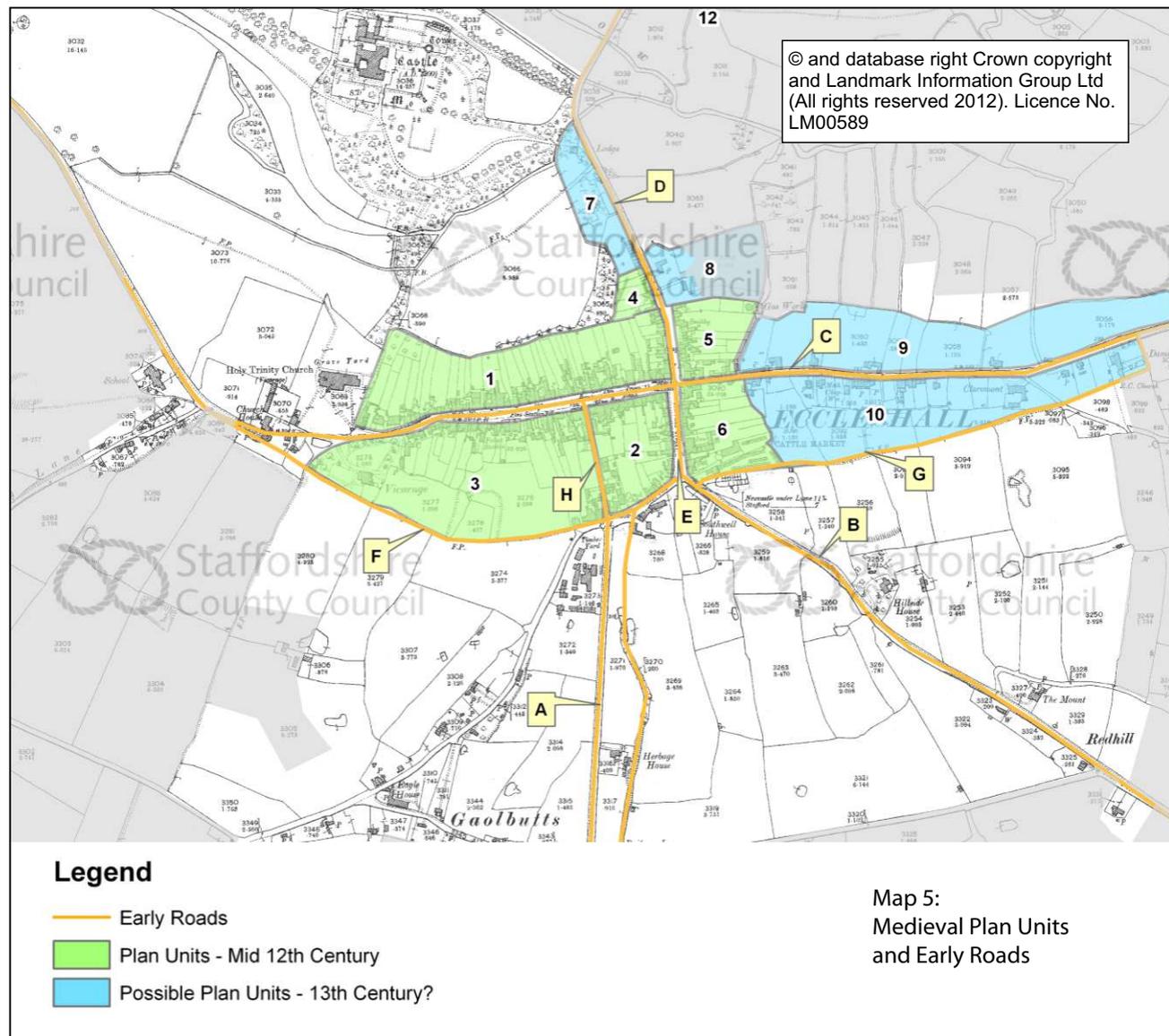
project area are depicted as HCT 'Strip Fields' on maps 3 and 4. These included 'Dunkesford Field' which lay to the east of the town, and which by 1298 had been leased to the burgesses of Eccleshall for an annual rent of £6⁸⁷. Accordingly we can see that the Burgesses of Eccleshall were not just traders and craftsmen but were involved in agriculture also. This is not unusual in a medieval town. Even large towns were surrounded by medieval fields which were farmed by the burgesses. Documentary sources suggest two other open fields in Eccleshall manor; Overfield and Netherfield⁸⁸.

⁸⁹ Spufford and Spufford 1964, 12

⁹⁰ Dyer 2000a, 10

⁹¹ Hawke-Smith 1984, 8. Tanners were called barkers because of their use of oak bark in the tanning process.

⁹² Dyer 2000b, 233



2.4.2.2 Economy/Industry

A survey of the Bishop's Estates of 1298 refers to a smith, a miller and a tanner in the town⁸⁹. Dyer has pointed out evidence that Eccleshall had quite a developed economy in the early 14th century⁹⁰. In 1321 the crown granted the right to collect funds to pave the streets at Eccleshall, together with Lichfield, Newcastle-under-Lyme and Tamworth, while the 1327 lay subsidy records two people whose surnames suggest that they were mercers and one barber in addition to the more ubiquitous tanner, smith, glover and wheelwright. Further evidence of tanning comes in 1335 when John de Swynnerton of Eccleshall sued Philip le Barker of Eccleshall and his son William⁹¹.

The Black Death and associated problems of the mid-14th century led to a large decrease in population. In England as a whole the population fell by perhaps as much as 50%⁹² and Eccleshall may have suffered more severely than most. Certainly there were problems getting people to take up burgages. The rent of a burgage in the central area fell from 8s 4d to 3s 6d by

1427 and to 2s by 1472. Tenants for other burgages could not be found at all and they remained in the lord's hands⁹³. This may explain why Eccleshall ranks lowly in a table showing the range of occupations in Staffordshire's towns as recorded in the plea rolls of the royal courts between 1414 and 1485⁹⁴. During this period only four occupations are listed: tailor, butcher, fuller and girdler.

2.4.2.3 Markets and fairs

King Stephen granted a charter for a Sunday market at Eccleshall to the Bishop and Chapter of Lichfield in 1149⁹⁵. This may have lapsed for a further grant was obtained from Henry III in 1221 for a market on a Thursday but only to be held until the king came of age. No further market charters are known so the termination date may have been simply ignored. A market cross at the junction of High Street and Stafford Street is mentioned from the 15th century⁹⁵. Henry III granted a three day fair to be held at the manor in 1259⁹⁶.



Plate 1: Holy Trinity Church

2.4.3 Religion

2.4.3.1 Church

The church of the Holy Trinity lies at the western end of the town on a ridge of higher ground overlooking the valley of the southern arm of the River Sow.

The current church is a large Grade I Listed building, described by Pevsner as '...one of the most perfect 13th century churches in Staffordshire' (plate 1). The west tower, nave and aisles are largely 13th century. The upper part of the tower and the clerestory are Perpendicular in style (14th/15th century)⁹⁷. There has been, however, substantial later restoration (cf. 2.6.4.1).

2.4.3.2 Castle/Bishop's Palace

As we have seen the Bishops of Lichfield were the owners of Eccleshall from at least the 11th century. Around 1200, however, Bishop Muschamp was given a licence to crenellate which suggests that he was building a fortified residence, or adapting an existing residence. Whilst such a licence is often seen as being defensive in nature it was also an important symbol of status and nobility and it is from this time Eccleshall became one of the major residences of the Bishops of Lichfield. Consequently they would have had a developing interest in the town and their increased presence also doubtless boosted its economy. The residence would have been a convenient stopping off point for the Bishops as they travelled between their sees at Lichfield and Coventry and that at Chester. The establishment of an episcopal hunting park at Bishop's Wood at the west end of the parish should also be seen as part of the ennobling of the bishop's seat at Eccleshall⁹⁸. A survey of 1298 reveals that free tenants had to provide 84 beaters for three-day hunts, three times a year, demonstrating hunting on a large scale and at frequent intervals. As such, the park

also had economic benefits, providing meat for the Bishop's table⁹⁹.

Five large pools are recorded as surrounding the castle in the mid 16th century, which may have originated in the medieval period (cf. 2.5.4.2). It is likely that a designed landscape had been planned during this period, partially serving an economic function in providing fish, but also for pleasure and to further reflect the nobility of the Bishops and their office.

The castle was rebuilt around 1310 by Bishop Walter Langton and most of the extant medieval fabric perhaps dates from this time. The castle is enclosed by a large moat on the south and east sides and by a mere, formed by damming the River Sow, to the west and north. The moat is around 21m wide and 4m deep and encloses an area of around 0.5ha. Excavations on the eastern arm of the moat in the 1970s revealed that its lower levels comprised waterlogged deposits containing wood and leather. A vertical stone retaining wall survives on the outer edge of the southern arm of the moat, and the south, east and north sides of the inner edge of the moat are revetted by a stone wall which continues upwards to form the curtain wall of the castle. Access over the moat is by a 14th-century stone bridge of two spans with pointed arches. The gatehouse is thought to have been demolished in the late 18th century. At the north-eastern corner of the enclosure wall is a nine-sided tower. The walls are approximately 2m thick and faced inside and out with high quality ashlar, the lower part of which is battered. The tower was originally three-storeyed and contains small, pointed trefoiled window openings. There are the remains of a fireplace on the first floor. The tower is now roofless. It is probable that there was a similar tower at each angle of the enclosure wall. The remains of a south-east tower have been partly excavated and exposed, and include traces of a spiral staircase. The present house

on the site is largely of late 17th century date but incorporates a small portion of medieval masonry (cf. 2.5.4.2)¹⁰⁰.

Regular use probably ensured that the castle was kept in a good state of repair. Certainly there are records of the repair of the roof of the great hall in 1463.

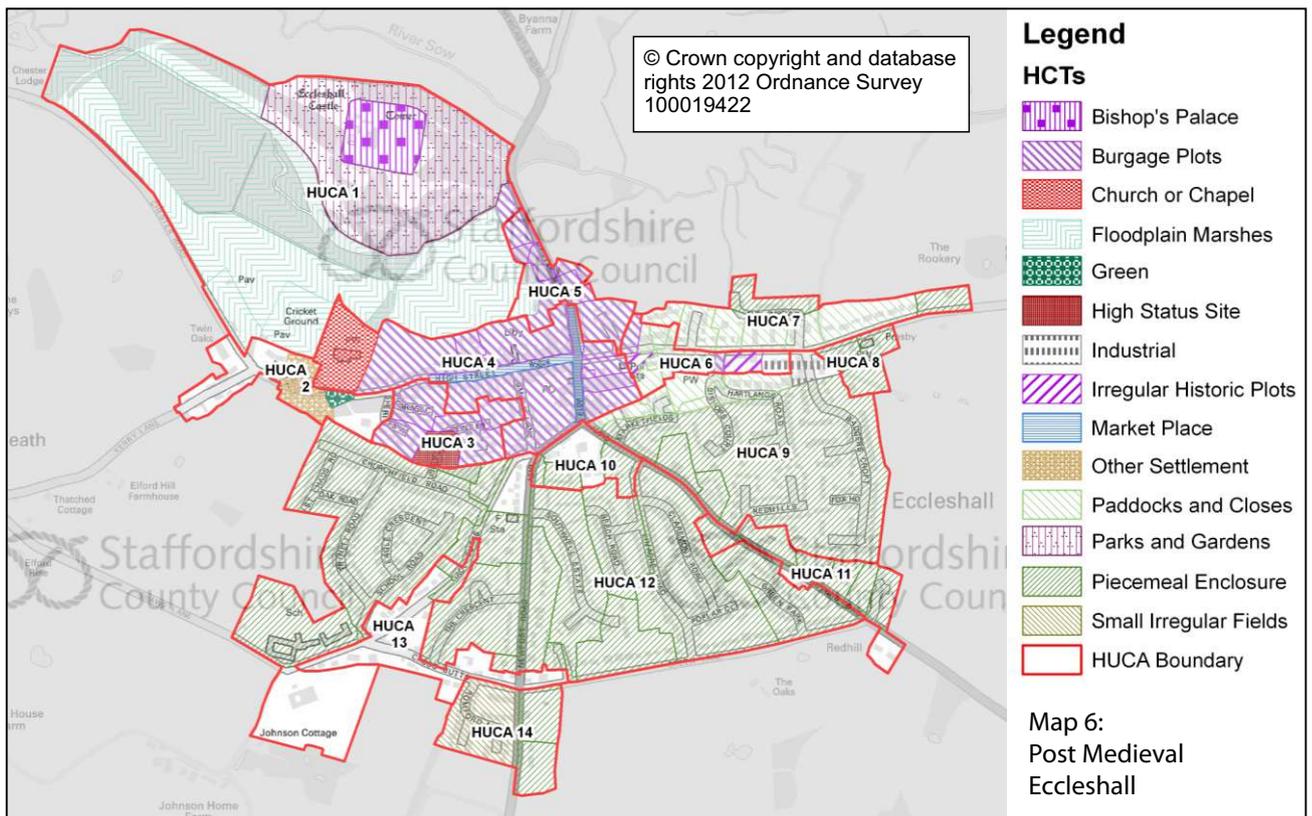
2.5 Post Medieval (1500 to 1699)

This period can be one where evidence is rather limited and little studied. Eccleshall presents a different picture because there are detailed parish records of the late 16th to early 17th centuries and also Bishop Lloyd compiled a series of census style listings between 1693-8. These sources have been extensively studied by the Spuffords¹⁰¹.

2.5.1 Settlement

2.5.1.1 Lordship and administration

Eccleshall continued to be the property of the Bishops of Lichfield throughout the period.



2.5.1.2 Population

Bishop Lloyd's listing in 1693 gives a total of 568 heads of household in the entire parish, 178 of whom resided in the town itself¹⁰². In order to arrive at a total population of the town we need to multiply the heads of household by an agreed factor. Arkell¹⁰³ has suggested a multiplication factor of 4.3 for the Hearth Tax returns of this period and it would seem reasonable to use the

same multiplication figure for Bishop's Lloyd's listing. This would give a total population in the town of around 750 which would seem reasonable if we are to accept that there were around 500 people in 1500.

2.5.1.2 Town Plan

During Elizabeth I's reign (1558-1603) all inhabitants of the town were instructed to plant hedges between their burgages, presumably to aid in the identification of their boundaries¹⁰⁴. This is an extremely interesting ordinance as it implies that the boundaries between burgages at this time are not well marked. Had they been marked by ditches which had silted up or had they been marked by fences or hurdles of some form? This is one aspect which could be illuminated by archaeological excavation.

It is unlikely that the town expanded during this period. Indeed it is more likely that there was a contraction of settlement from a high point in the 13th century; this period being excepted as a pinnacle of population growth nationally. We can suggest that the core of the medieval town (Units 1-6) remained in occupation, though there were doubtless changes in the form of amalgamation and plot division (cf. map 4). The limited excavation evidence suggests that little activity took place in the backyard areas at this period.

Outside the core area there was certainly a house on the site of Bianna (lying beyond the EUS project area) by the 17th century and a row of 17th century cottages along Stone Road suggests some settlement along here (HCT 'Irregular Historic Plots' on map 6; cf. HUCA 6). In addition it is likely that the later tannery site at the east end of Stone Road (HUCA 6) was in existence at this time (cf. HCT 'Industrial' on map 6). A stream shown on the Tithe Map (1839) and on the 1st edition Ordnance Survey map would have provided the water necessary for the tannery

operations.

2.5.1.3 Buildings

There are few known surviving buildings of this period. It is possible that detailed survey may reveal that some of the Georgian buildings in the town have incorporated earlier buildings. A building survey undertaken at the Crown Inn revealed that the earliest phase was a cruck-framed timber building of early 16th century date set parallel to High Street (plate 2)¹⁰⁵. 25-29 (odd) Stone Road is a timber-framed building of 17th century date¹⁰⁶. These buildings remind us that the original building material in Eccleshall would have been of timber. The only other buildings in Eccleshall thought to have 17th century origins are the King's Arms, and possibly London House, both on High Street¹⁰⁷.



Plate 2: Former Crown Inn

2.5.2 Education

2.5.2.1 Education

There was a school in Eccleshall by 1631 as in that year it is recorded that the churchwardens paid for the repair of 'The School House'. We do not know how long this school survived but in 1709 the 'Eccleshall Charity School' was founded to provide education for poor girls and boys. This school is thought to have stood

¹⁰⁸ Spufford 1995, 57
¹⁰⁹ Spufford 1995, 50-52
¹¹⁰ Spufford 1995
¹¹¹ Thomas 1931: 72
¹¹² Spufford and Spufford 1964, 25-27
¹¹³ Tanners, curriers, shoemakers, saddlers and glovers
¹¹⁴ Shearmen and Weavers.

¹¹⁵ Staffordshire HER: PRNs 00634, 00635, 00186 and 00647
¹¹⁶ Greenslade and Jenkins (eds) 1967, 224-5; Phillips and Phillips 2011, 86;
Spufford and Spufford 1964, 27-29
¹¹⁷ 'v. greate poolys' (Smith 1964, vol 5, 20)

in the churchyard¹⁰⁸. The more detailed records available for Eccleshall, however, also allow us to see a different route for education. Margaret Spufford describes late 17th century Eccleshall as remarkably literate and the bishop's records note five women schoolteachers as well as a number of local men teaching handwriting¹⁰⁹.

2.5.3 Economy

2.5.3.1 Agriculture

Margaret Spufford has examined the evidence for Eccleshall in the 17th century in detail. She has concluded that the area was largely given over to a pastoral, dairying economy. She has also presented evidence of the extreme poverty of the rural area at this period¹¹⁰.

The two open fields recorded in documentary sources, Overfield and Netherfield, are known to have been enclosed by 1698¹¹¹. The process of this enclosure was carried out piecemeal between individual landholders keen to aggregate their land into discrete holdings (HCT 'Piecemeal Enclosure' on map 6). The enclosure of the open fields is often associated with an increase in pastoral farming as suggested above.

2.5.3.2 Economy/Industry

The parish records of the late 16th to early 17th centuries frequently record details of occupation and these have been used by Spufford and Spufford to identify the tradesmen and craftsmen in the town at this period¹¹². The majority were much as would be expected in a small town: carpenters and joiners, blacksmiths and innkeepers, butchers and a baker, a thatcher and a constable. There were also a large number of leatherworkers¹¹³ and cloth workers¹¹⁴. Further information is available from inventories of goods made on the death of their owners. One of the wealthiest was Thomas Barnesfield, a tanner,

who left goods worth £560 at his death in 1695.

The parish was also for a time the home to two of the major Lorraine glass making families, the Tyzacks and the Henzeys, who came to England at the end of the 16th century at the time of the persecution of the Huguenots. They were brought to Eccleshall by Bishop Overton and by 1585 were making glass in Bishop's Wood¹¹⁵. There were complaints against the destruction of the woods and forest for fuel, however, and the last entry for either of the families in the parish register is the baptism of a Henzey in 1604. The glassworkers moved to areas where coal was readily available for use in their furnaces, some to Newcastle-on-Tyne and others to Stourbridge where they set up an important glassworks which thrived into the 20th century¹¹⁶.

2.5.3.3 Market/fairs

There was, as we have seen, a market cross at the main cross roads, by Elizabethan times, and presumably earlier.

2.5.4 Religion

2.5.4.1 Church

Continuing episcopal interest in the church, and in the town as a whole, is demonstrated by the burial of three bishops in the church: Bishop Sampson (1554), Bishop Bentham (1579) and Bishop Overton (1609).

2.5.4.2 Bishop's Palace

Eccleshall Castle remained popular with the Bishops of Lichfield and under Robert Sampson (1543-54) it became their principal seat for a century. John Leland writing in the 1530s noted that it was surrounded by five great pools¹¹⁷. The Castle was, however, held for the king in the Civil War and in 1643 was besieged and rendered uninhabitable by the

¹¹⁸ Spufford and Spufford 1964, 37

¹¹⁹ Just outside the EUS boundary at SJ83122979

¹²⁰ http://www.pastscape.org/hob.aspx?hob_id=75490#aRt; accessed 18.02.12

¹²¹ This is the route shown on Ogilby's Road Map of 1675 (Osprey Publications 1971)

¹²² Spufford 1995, 30-32

¹²³ Spufford and Spufford 1964, 51

Parliamentary forces. The then bishop, Robert Wright, died at the castle during the siege¹¹⁸.

Biana, an early 17th century house to the north of the castle¹¹⁹ became the bishop's residence for a time until the bishop's palace was rebuilt circa 1695 by Bishop Lloyd who was responsible for the brick south front¹²⁰.

2.5.5 Communications

By this period the main road to Chester from London passed through Lichfield, Rugeley and Stone¹²¹. The Eccleshall road, which diverted from the main route north west of Rugeley and passed through Stafford and Eccleshall before joining the main route at Woore just over the Staffordshire border in Shropshire, was, however, an important alternative route. Eccleshall was a major staging post on this route and in the late 17th century there were seven carriers based in the town and five inns serving the passing trade¹²².

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

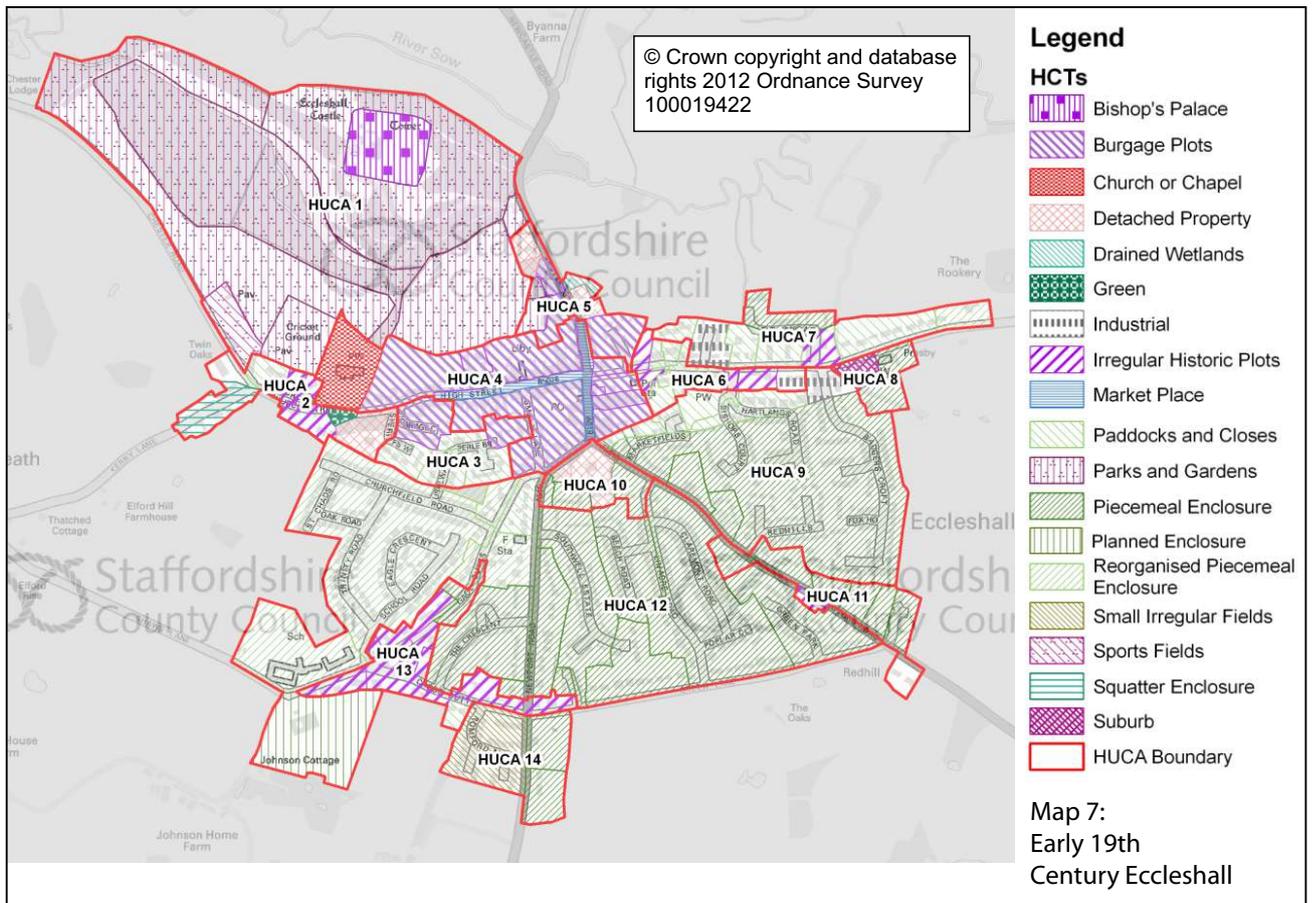
Whereas most towns show increasing development, especially towards the end of this period, Eccleshall largely stagnated due to its reliance on its agricultural base and a failure to attract industry to the town.

2.6.1 Settlement

2.6.1.1 Population

With the introduction of Census Returns in the 19th century we have reliable evidence for the population of Eccleshall for the first time. The figures are for the township as a whole, however. In 1811 the population of the town has been estimated as a little over 1,000 and in 1851 as over 1400¹²³ which suggests that the population of the town was around a third of the total for the parish. It can be seen that there was only a slight rise in population

between 1801 and 1841 (from 3,487 to 4,365) and that the population actually declined between 1861 and 1901 (from 4398 to 3,799)¹²⁴. This was a time of great increase for other towns and reflects Eccleshall's failure to attract an industrial base and the agricultural decline of the later 19th century.



2.6.1.3 Town plan

There was growth within the EUS beyond the historic core, which probably dated to the 18th or 19th century (cf. map 7 and map 8). It presents a contrast to the medieval development of burgage properties as it chiefly comprises two forms of development: squatter-style development of small cottages on small plots (cf. HCTs 'Squatter Settlement' and 'Irregular Historic Plots' on maps above); and large villa-style residences set within large plots of land (HCT 'Suburb'). The bishops were presumably happy to see squatter settlement set up as this provided them with an income from fines.

On the western edge of town there is squatter-style development along Kerry Lane, which the 1851 census returns suggest was a shoemaker's quarter. This area was also the site for the new National School built in 1862 (HUCA 2). To the north there is a small amount of development along the west side of Newcastle Street comprising a short length of terraced housing and a detached dwelling. To the east along Stone Road there is a mixture of development comprising small villas, a short length of terraced housing (plate 3) and, to the north of the street, a timber yard. The majority of the expansion, however, is to the south of the town towards the areas known as Gaol Butts and Redhill. There is a farm, Southwell Farm, and a timber yard immediately south of Horsefair. Elsewhere there is a mixture of villa-style residences and squatter-style cottages, as well as the Railway Inn. Like the Kerry Lane area, the Gaol Butts area was home to many of the shoemaking families (HUCA 13).

Plate 3: 12 to 24 Stone Road



In addition to outward growth there was of course change within the existing settled area although the inner core of burgage properties was perhaps little changed. We can see change between the 1839 tithe map and the 1880 Ordnance Survey plan. For instance the large tannery shown on the tithe map had gone by 1880 and been replaced by a large villa style building¹²⁵.

The negligible amount of growth between 1880 and 1901 at a time when many other towns were showing exponential growth is striking. The major change is the insertion of the Cattle Market on the edge of town behind Stafford Street¹²⁶. Otherwise there is only: a single detached house to the north, opposite Bianna; some infill along Stone Road, largely of small detached houses but including a short length of terrace; and a villa style building, The Mount, on Redhill to the south.



Plate 4: The arcades of the Royal Oak and the former Crown Inn

2.6.1.4 Buildings

White's Directory of 1834 says that Eccleshall '...of late years...has been somewhat improved by the erection of new buildings on the sites of old ones'¹²⁷. This is borne out by the evidence of the current historic building stock which has a preponderance of Georgian buildings. It is the quantity and variety of buildings of this date rather than any particular outstanding building which largely explains the appeal of the town. High Street is of particular quality and has been described as 'one of the most notable streets in Staffordshire'¹²⁸. Of particular interest are the covered arcades in front of the Crown Inn¹²⁹ and the Royal Oak (plate 4)¹³⁰. In Staffordshire overhanging upper storeys are unique to Eccleshall. The effect is similar, though on a much smaller scale, to walking through The Rows in Chester and given Eccleshall's coaching connections with Chester the latter may have influenced the design.

2.6.2 Administration, Education and Welfare

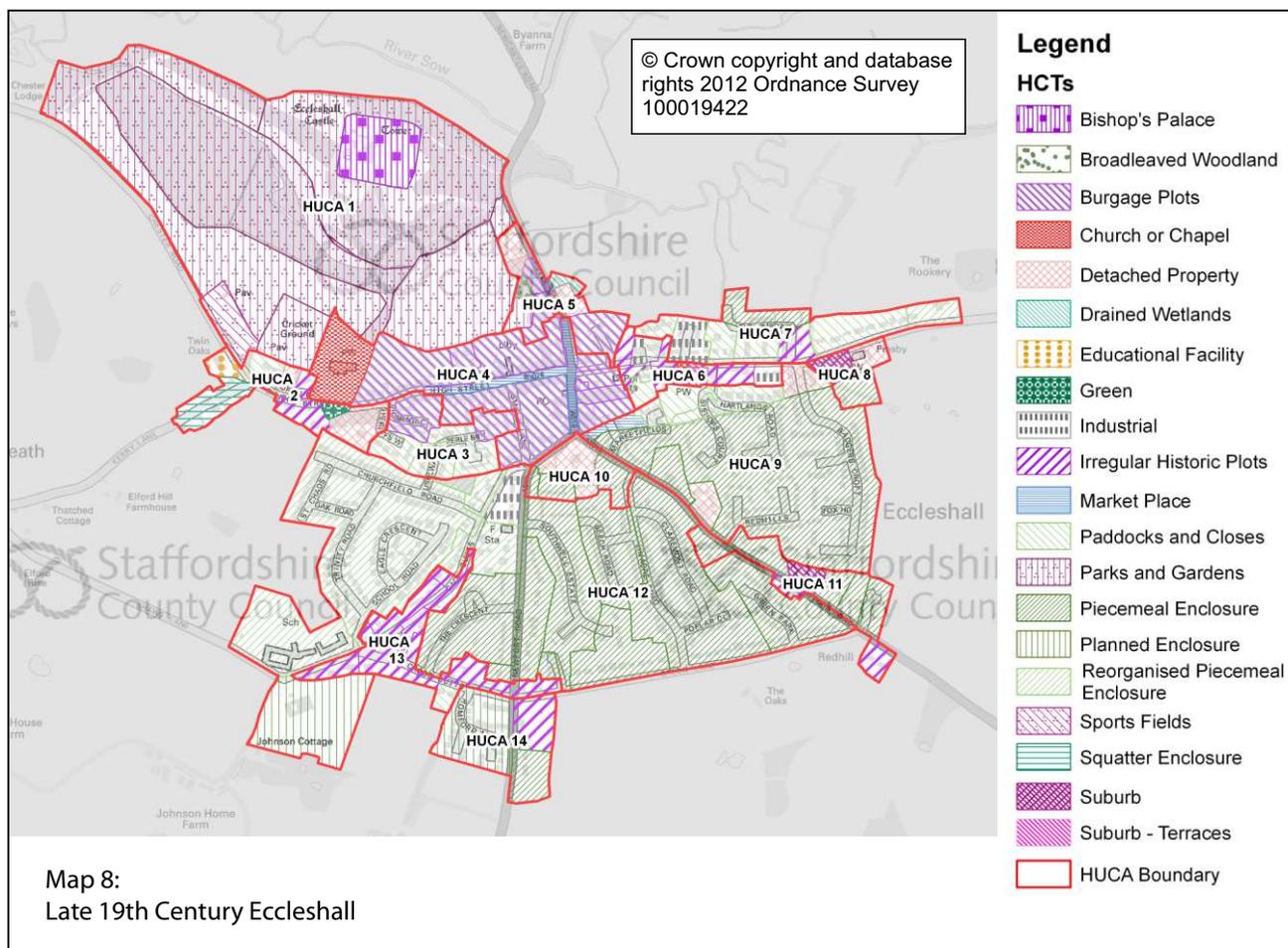
2.6.2.3 Administration

The Bishop continued to act as Lord of the Manor. In the 19th century he was said to hold a Manorial Court Leet twice a year and it is specifically said that at this time he received the amercements of the cottagers who had enclosed land from the waste¹³¹, suggesting that this was a common practice at the time.

A town hall had been built on the High Street by 1896 when it was said to be capable of holding 300 people and to be used for 'petty sessions, concerts and entertainments etc'.¹³² It was demolished circa 1938.

2.6.2.3 Education

White's Directory of 1834 tells us that a grammar school was in existence by this date and that it had been rebuilt in 1760. Whether this represents the survival of the school mentioned in 1631, of the Charity School founded in 1709, or an entirely new foundation is not known. The Grammar School is shown on the 1839 tithe map in the south-west corner of the churchyard (HUCA 4)¹³³. The school steadily declined and by the end of the 19th century had just two pupils; it was closed down soon afterwards¹³⁴.



There was also a National School founded in 1811, also shown on the 1839 tithe map, at the east end of the High Street. It was replaced by a new school built in 1862 by G.E. Street close by the church on the corner of Kerry Lane and Chester Road (HUCA 2)¹³⁵.

2.6.2.4 Public Services and Utilities

Water and Sewage

In 1896 the town was still said to be supplied by water from wells¹³⁶. The lack of industrialisation and consequent decline in the town's population meant that it escaped many of the problems of the overcrowded industrial towns.

Gas

A gas company was formed in 1854 and a gas works was set up to the east of Castle Street (HUCA 5)¹³⁷.

2.6.3 Economy

2.6.3.1 Agriculture

The swing to dairy farming, particularly cattle, continued in this period as cheap imported wheat meant that it was more profitable to put arable land down to grass¹³⁸. The effect of this concentration on dairy farming can be seen in the town with the growth of the Butter Market and, at the end of the period, with the establishment of a permanent site for the cattle market.

2.6.3.2 Economy/Industry

Spufford and Spufford have studied the range of occupations in Eccleshall recorded in the 1851 census¹³⁹. The largest single group were agricultural labourers working on the neighbouring farms. The second largest group were those involved in the leather trade. The majority of these were shoemakers. Shoemaking was a cottage industry at this time with shoemakers working from home, often in workshops at the back of their houses. Rather than making whole shoes they were responsible for sewing up shoes whose uppers had been cut out in factories in Stafford and Stone, the two major shoemaking centres in Staffordshire at this time. The industry

declined from 1855 when the Singer Company started exporting sewing machines for leather, so that by 1900 the trade directory lists just 2 shoemakers in Eccleshall¹⁴⁰.

Shoemaking was largely concentrated in the areas of Kerry Lane and Gaol Butts, although some workshops were established to the rear of properties in High Street. One behind No 32 still survives.

White's Directory of 1834 gives the following trades in the town at this time: bakers (3), blacksmiths (2), bricklayers (6), builder (1), butchers (4), chemists (2), coopers (3), currier (1), dressmakers (3), fruiterer (1), grocers (5), hairdresser (1), ironmongers (2), joiners (3), drapers (5), maltsters (6), nurseryman (1), plumbers (2), saddlers (2), shoemakers (9)¹⁴¹, surgeons (5), tanner (1), timber merchants (3), watch and clock makers (2), wheelwrights (2), wood turners and chair makers (3).

Plate 5: Former Market Hall



¹⁴² There were only three in Stone at this time, even though it was a brewing centre

¹⁴³ See below

¹⁴⁴ White 1834, 636-8

¹⁴⁵ SJ83552916

¹⁴⁶ Off Stone Road at SJ83402922 and off Newport Road at SJ83062894

¹⁴⁷ White 1834, 631

¹⁴⁸ Staffordshire HER: PRN 07254 and PRN 07255

¹⁴⁹ Staffordshire HER: PRN 00213; English Heritage SM No. 21525

¹⁵⁰ Staffordshire HER: PRN 54809

¹⁵¹ Kelly 1896, 143; Staffordshire HER: PRN 54810

The list is largely unsurprising for a small town. The tanner, John Tunnicliff, was the owner of the large tannery shown on Stone Road on the 1839 tithe map. The number of maltsters is worth remarking upon¹⁴², whether they were serving a purely local need or whether they were providing a service further afield is not known.

Eight inns and taverns and three beer houses are Listed in 1834. By this time they were largely serving local needs as the coaching trade had died away with the opening of Telford's Holyhead road¹⁴³. There was still, however, a mail coach to London and Chester which took passengers and a coach to Newcastle-under-Lyme and Shrewsbury, while carriers took goods to Newport, Stone, Stafford and Market Drayton¹⁴⁴.

Historic maps confirm the view of Eccleshall as having little industrial development. The only major premises shown on the tithe map are the large tannery at the eastern end of Stone Road¹⁴⁵. The 1880 Ordnance Survey map shows a similar picture. The tannery had closed down by this date and the only industrial premises identified are two timber yards¹⁴⁶.

2.6.3.3 Market and Fairs

White's Directory of 1834 tells us that the town has been improved by '...the extension of its market, which is held every Friday, and is well supplied with corn and provisions'. Hence by this date the market day had been moved from Thursday to Friday. A Butter Market was held in the High Street beneath the covered arcades in front of the Crown Inn and Royal Oak (plate 4). There were in addition four annual cattle fairs¹⁴⁷. A market hall was built in 1884 on the north side of the High Street close to the cross roads (plate 5).

2.6.4 Religion

2.6.4.1 Anglican

Holy Trinity Church

A great deal of restoration work was carried out by G.E. Street in 1866-9 (plate 1). The chancel is largely Street's work including the five lancet windows at its east end. He also rebuilt the Perpendicular south porch and added vestries to the north and south of the tower. The Grade II Listed church yard walls were probably built in this period and the Grade II Listed lych gate was erected in 1892¹⁴⁸ (cf. HUCA 4; plate 6).

Bishop's Palace

The windows and interior of the Bishop's Palace were refashioned in the late 18th century and there was further rebuilding in the 19th century when portions of medieval masonry were uncovered and incorporated into the new build. It remained an episcopal residence until 1867¹⁴⁹.

2.6.4.2 Non-Conformism

A Congregational Chapel was built on Horsefair in 1840¹⁵⁰. The building still survives although it has been adapted for domestic use. A Wesleyan chapel was erected in Stone Road in 1871¹⁵¹.



Plate 6: Holy Trinity Church and lychgate of 1892

2.6.4.3 Roman Catholicism

By 1896 there was a small Catholic chapel in Stone Road, capable of seating 100¹⁵².

2.6.5 Communications

Vincent states that by the mid-18th century the route to Chester and thence to Holyhead through Eccleshall was more important than that through Stone¹⁵³. There was perhaps a swing back to the Stone route in the 1760s as this road was turnpiked in 1759 whereas that via Eccleshall was not turnpiked until 1760-9¹⁵⁴. The other roads into and out of Eccleshall were also turnpiked in the 1760s¹⁵⁵. A number of milestones survive along these former turnpike roads in the parish including one, Grade II Listed, on Stafford Street which probably dates to the 1760s¹⁵⁶. However, it was the opening of Telford's extension of the Watling Street¹⁵⁷ from Shrewsbury west into Wales and then north to Chester in 1812 which led to a major loss of traffic.

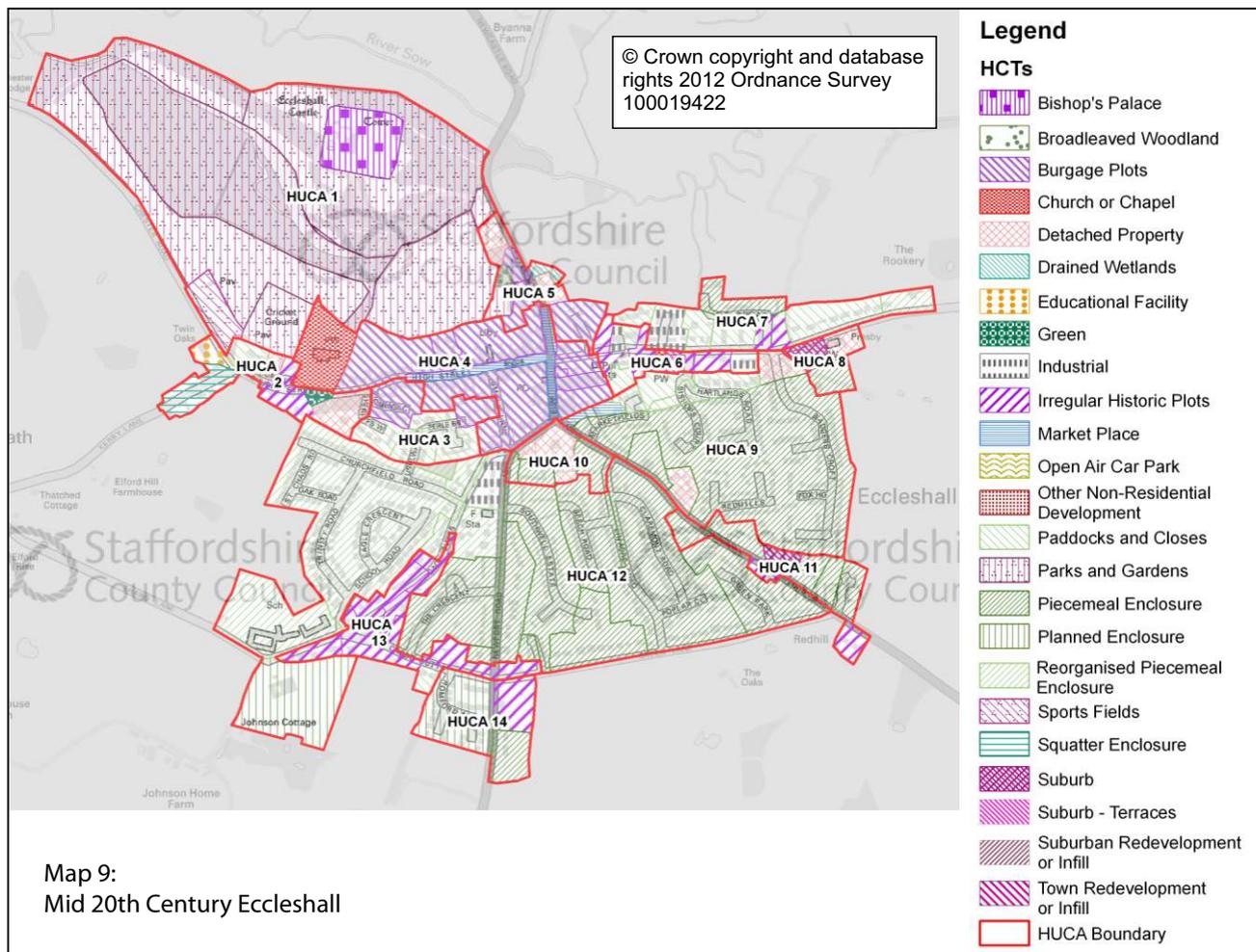
More damaging still for Eccleshall was its failure to attract either canal or railway traffic. The railway passed to the east of Eccleshall so that the closest railway station was at Norton Bridge, 3 miles distant. A line from Stafford to Whitchurch passing through Eccleshall was proposed in the 1860s but despite the opening of the Railway Inn at the proposed station site to the south of the town¹⁵⁸ the plans came to nothing¹⁵⁹.

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

2.7.1 Settlement

2.7.1.1 Town Plan

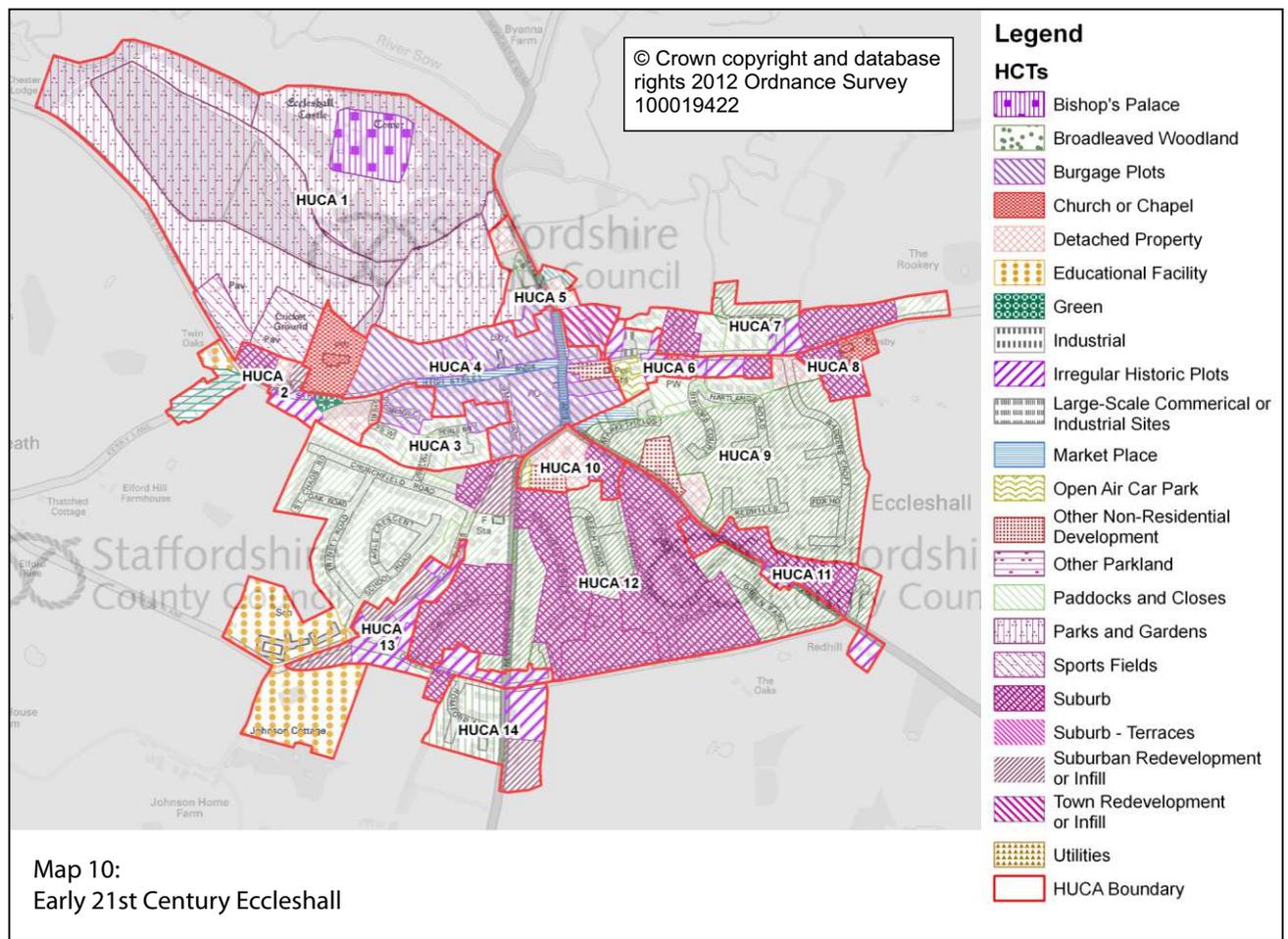
Once again the amount of development during the early and mid 20th century is negligible (map 9 and map 11). The only new build comprises a handful of detached houses on the east side of Newcastle Street. In addition a Sewage Pumping Station was inserted at the back of Stone Road, adjacent to the Gas Works which had itself been extended.



The mid 20th century development includes a small group of detached housing on Newport Road, semi-detached housing on Stone Road, and two villa-style buildings towards Redhill to the south east. We also see the first housing estate at The Crescent to the west of Newport Road. As its name suggests this development has a geometrical layout typical of estates of this period albeit on a smaller scale than most. This plan form is influenced by the garden city movement. The only other major new development is of the new school on Gaol Butts which replaced the National School on the corner of Kerry Lane.

It is only in the late 20th century that there has been major house building (map 10 and map 11). A series of estates have been built to the south of the town filling in the area between Churchfields Road and Gaol Butts; between Gaol Butts and Newport Road; between Newport Road and Stafford Road; and between Stafford Road and Stone Road. Otherwise there are only small areas of infill on Stone Road, Newport Road and Gaol Butts. The only other development is a new sewage works to the north of Stone Road outside the EUS boundary¹⁶⁰

Perhaps the most noticeable change to anyone travelling through the town now would be the relative decline in the importance of Chester Road when compared to Stafford Street. This is now the busiest thoroughfare connecting the town to Stone Road and Newcastle Street. Hence the major new commercial development of the Co-Operative Supermarket is on Stafford Street rather than High Street and indeed it is possible for the majority of traffic to pass through the town without realising that it has an impressive Georgian High Street.



2.7.1.2 Buildings

There are no landmark modern buildings within the town centre and as such the historic core has managed to retain much of its Georgian and Victorian integrity. Hopefully legislation will ensure that this continues to be the case. Eccleshall Conservation Area was designated in 1969 and extended in 1998. The parish council issued a Town Design Statement in 2006¹⁶¹.

2.7.1.3 Population

The current population of the town is around 2,800.

2.7.2 Administration, Education and Welfare

2.7.2.1 Administration

At local government reorganisation in 1974 Eccleshall was incorporated within the expanded borough of Stafford.

2.7.2.2 Education

The National School was moved from the corner of Kerry Lane to a new site at Gaol Butts in 1928¹⁶². It is now the Bishop's Lonsdale C of E Primary School. The old building still survives and is now the Memorial Hall.

2.7.3 Economy

Nowadays Eccleshall serves as a centre for the surrounding area and as a residential town for commuters working in other centres such as Stafford, the Potteries and major towns further afield.

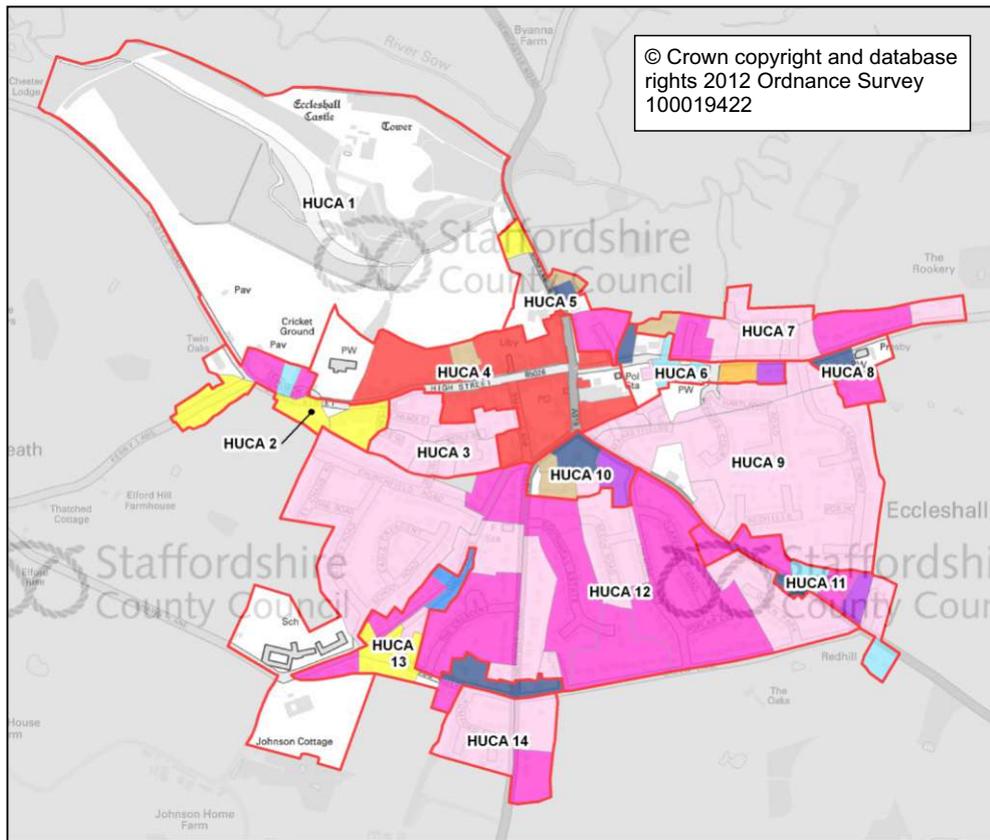
2.7.4 Religion

2.7.4.1 Nonconformism

The Methodist chapel on Stone Road was enlarged in 1912¹⁶³ and it survives as a chapel to this day.

2.7.4.2 Roman Catholic

The small Catholic chapel on Stone Road was replaced by a more substantial Catholic church built in 1903 by Belgian fathers who ran a school at nearby Claremont House¹⁶⁴. A Convent for retired nuns was attached to the church¹⁶⁵. The church still survives.



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Legend

Period of Origin

- Medieval
- Post Medieval
- 18th Century
- Early 19th Century
- Mid 19th Century
- Late 19th Century
- Early 20th Century
- Mid 20th Century
- Late 20th Century
- Early 21st Century
- HUCA Boundary

Map 11:
Housing expansion
by period of origin

Part Two: Characterisation and Assessment

Section Summary

- ◆ The core of the medieval town, probably originating in the mid 12th century, lies within **HUCA 4** where there the key components of the planned town are legible within the townscape; the burgage plots, an early and later market place and the street pattern. The original historic core also extended into **HUCA 3** and **HUCA 5**. Documentary evidence suggests that the town was extended, possibly during the 13th century, and these areas probably lie within **HUCA 6** and **HUCA 7**, along with parts of **HUCA 5** and **HUCA 9**.
- ◆ The highest proportion of historic buildings, both Listed and unlisted, survive within **HUCA 2**, **HUCA 4**, **HUCA 6** and **HUCA 13**. There are 50 Listed buildings and structures lying within these HUCAs which includes the Grade I Listed Holy Trinity Church. Further historic buildings can be found within **HUCA 3**, **HUCA 5**, **HUCA 8**, **HUCA 10** and **HUCA 11**, which contribute to the overall local character. The Eccleshall Conservation Area lies within eight HUCAs (HUCAs 1 to 7 and 10). The historic built character is dominated by late 18th and 19th century buildings, which reflect the economic growth of the town during this period. A number of earlier buildings survive including those where earlier fabric has been discovered within later structures such as The Crown Inn, High Street. Further extant historic properties may also retain earlier historic cores hidden behind later facades.
- ◆ **HUCA 1** is unique within the EUS project area in that it comprises the seat of the Bishops of Lichfield from at least the medieval period until it was sold in 1867. The historic character is dominated by a landscape park and woodland. This probably represents a palimpsest landscape, elements of which may have their origins in the medieval period. The HUCA includes the Scheduled remains of Eccleshall Castle as well as the Grade II* buildings.
- ◆ The historic character of **HUCA 2** is very different from the densely built form of **HUCA 4**, the historic core. It has an irregular settlement pattern, some of which may have originated as squatter settlement, particularly in Kerry Lane. The large green is also particularly characteristic of this HUCA contributing to the sense of open space. **HUCA 13** also exhibits an irregular settlement pattern principally comprising cottages of probable 19th century origin. Both of these areas are associated with the early to mid 19th century shoemaking industry.
- ◆ Further 19th and early 20th century expansion lies within **HUCA 6**, **HUCA 8**, **HUCA 10** and **HUCA 11**. **HUCA 6** and **HUCA 8** include a late 19th/early 20th century Methodist Chapel and an early 20th century Roman Catholic Church.
- ◆ Later suburban expansion dominates the southern and eastern portions of the EUS project area. The largest area of mid to late 20th century suburban expansion lies within **HUCA 12**. Late 20th century expansion dominates **HUCA 3**, **HUCA 5**, **HUCA 7** and **HUCA 9**.
- ◆ The assessment has also identified a high potential for below ground archaeological remains to survive within **HUCA 1**, **HUCA 2**, **HUCA 4**, **HUCA 5**, **HUCA 6**, **HUCA 7**, part of **HUCA 9** and **HUCA 13**. Other sites, currently unknown, also have the potential to survive within the EUS project area.

3. Statement of Historic Urban Character

3.1 Definition of Historic Character Types (HCTs)

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

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

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

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

Table 1: Periods

3.2 Statement of Historic Urban Character (HUC)

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

Each of the statements of HUC are not static and may need to be enhanced or adapted as new information which alters our understanding and perception of each area becomes available¹⁶⁶.

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.

¹⁶⁶ 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 townscapes¹⁶⁷.

<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>

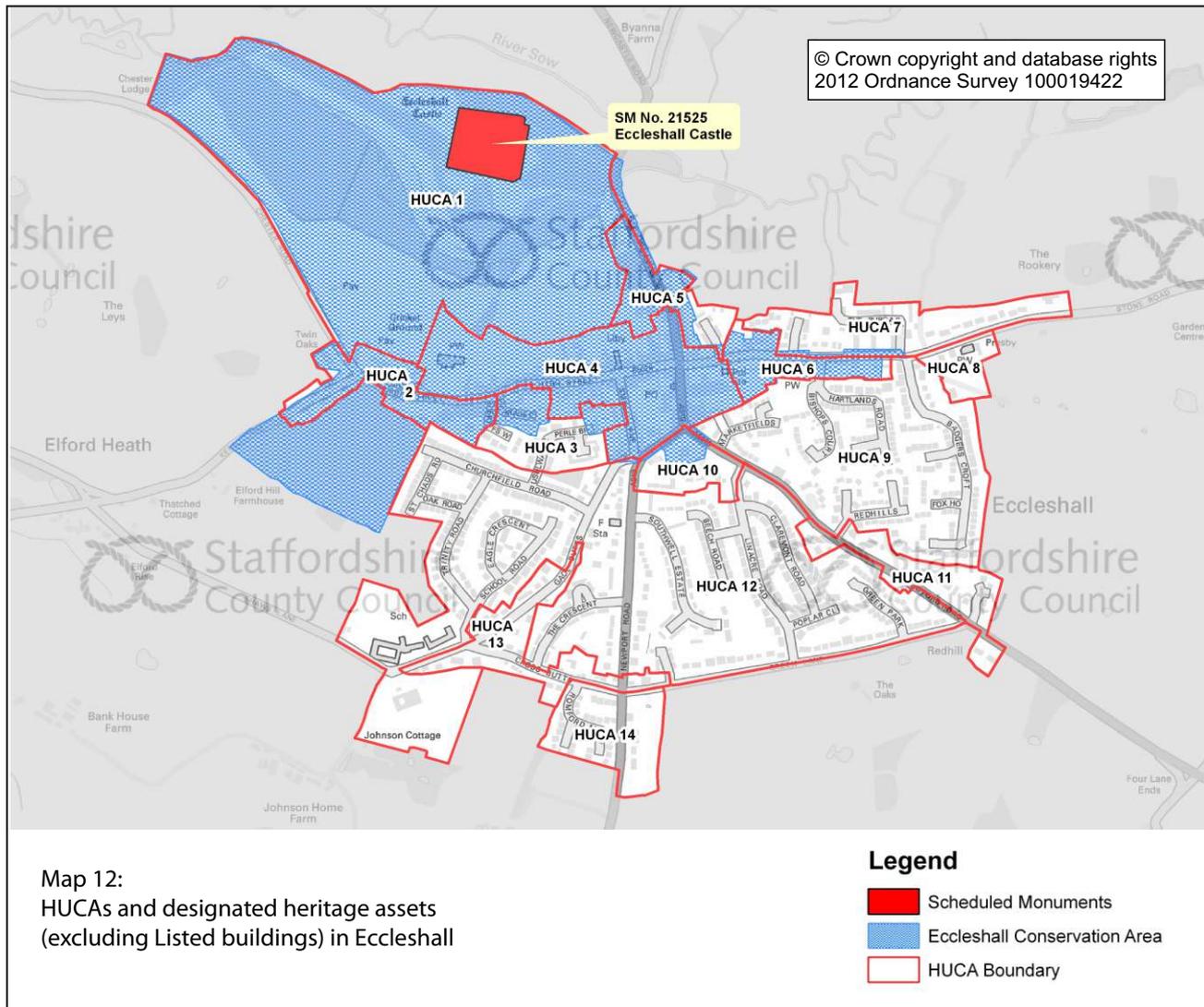
Historical value	High	The legible heritage assets either dominate or significantly contribute to the historic character of each HUCA. There are strong associations between the heritage assets (both tangible and intangible) within the HUCA that are potentially demonstrable and/or the heritage assets make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

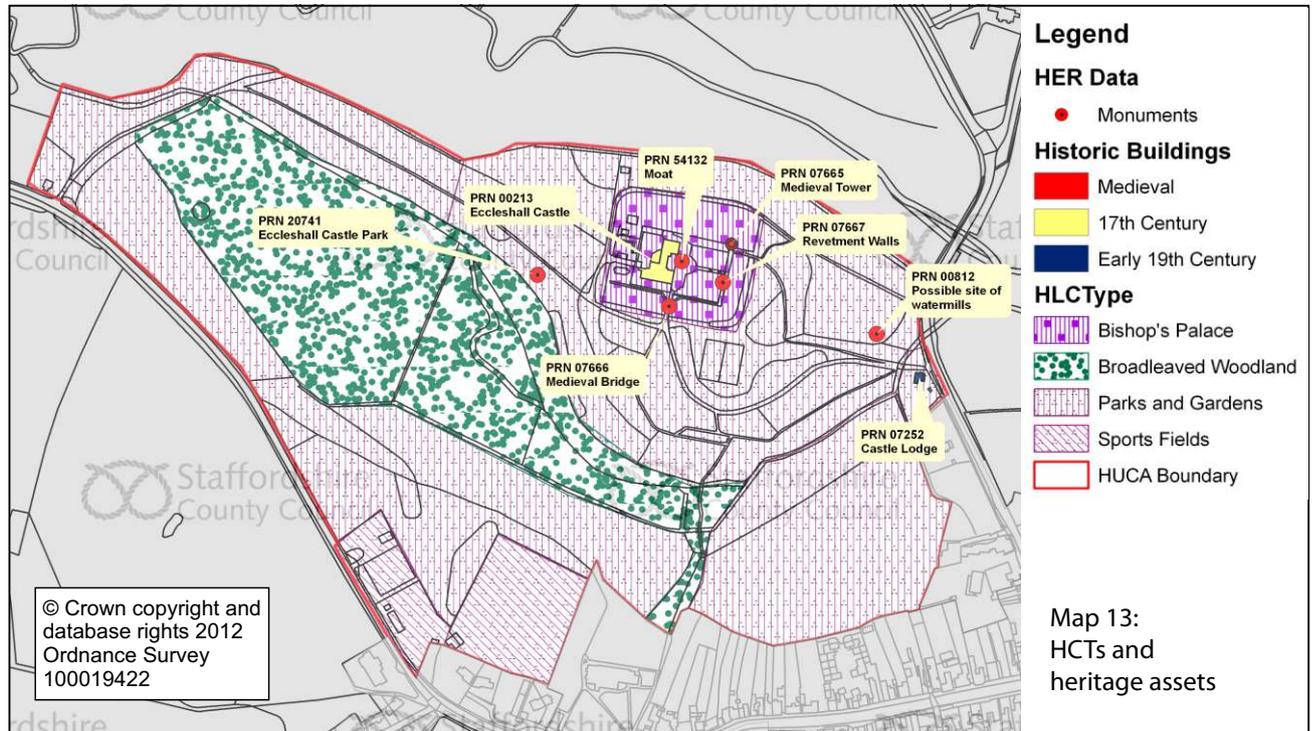
Table 2: Assessment of Heritage values

*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: Eccleshall Castle



4.1.1 Statement of heritage significance and built character

The HUCA comprises Eccleshall Castle, which is covered by several national designations and its associated landscape park (cf. map 13). The site is a Scheduled Monument (cf. map 12); this designation incorporates the 14th century bridge, quadrangular castle (including the north east tower), associated moat and the area of the adjacent mere (cf. map 12)¹⁶⁸. The medieval masonry contained within the extant house is also covered by the scheduling¹⁶⁹. The house, now known as Eccleshall Castle, mostly dating to the late 17th century is a Grade II* Listed building, as is the north east tower, dated to the 14th century (cf. map 13)¹⁷⁰. The HUCA also lies within the Eccleshall Conservation Area (cf. map 12).

The site has a long association with the Bishops of Lichfield, dating back to at least the late 12th/early 13th century, but potentially since the late 7th century; this ended circa 1867 (cf. 2.3.2.2, 2.4.3.2 and 2.6.4.1). Indeed it is possible, given the location of the castle upon an island within what would have been the marshy landscape of the Sow Valley, that it may have been a focus for early Christian activity (possibly monastic) which may have pre-dated the late 7th century (cf. map 2; 2.3.2.2). The first reference to a castle is circa 1200 when Bishop Muschamp was granted the right to crenellate (cf. 2.4.3.2), although it is not clear if this work relates to a new building or the adaptation of an existing building. The extant fabric to be found on the site has been dated to the 14th century and includes the causeway bridge over the moat, the north east tower, the remains of a south east tower and the probable remains of a large buttress retained within the late 17th century house¹⁷¹. The 14th century remains suggest a quadrangular castle confined within a moat, which survives as an earthwork with a stone revetment wall on the outer

¹⁷² Ibid.
¹⁷³ Mowl and Barre 2009: 260
¹⁷⁴ Taylor and Welch 1996: 21. Eccleshall Castle
¹⁷⁵ Mowl and Barre 2009: 260; Taylor and Welch 1996: 21. Eccleshall Castle
¹⁷⁶ Eccleshall Tithe map in the LJRO
¹⁷⁷ English Heritage SM no. 21525 (Scheduling details)

¹⁷⁸ Stevens, H. 1817. Part of Staffordshire Containing 100 Square Miles Surveyed by Mr Field and Drawn by Mr Stevens 1817. British Library Online Gallery. Viewed 29th June 2012. Web: <http://www.bl.uk/onlinegallery/onlineex/ordsurvdraw/p/zoomify82198.html>

edge of the southern arm¹⁷². Documentary evidence suggests that the moat had been drained by the 16th century.¹⁷³

The castle was the site of a siege during the Civil War and had been damaged by 1646 (cf. 2.5.4.2). This damage resulted in the building of the extant Grade II* house in the late 17th century.

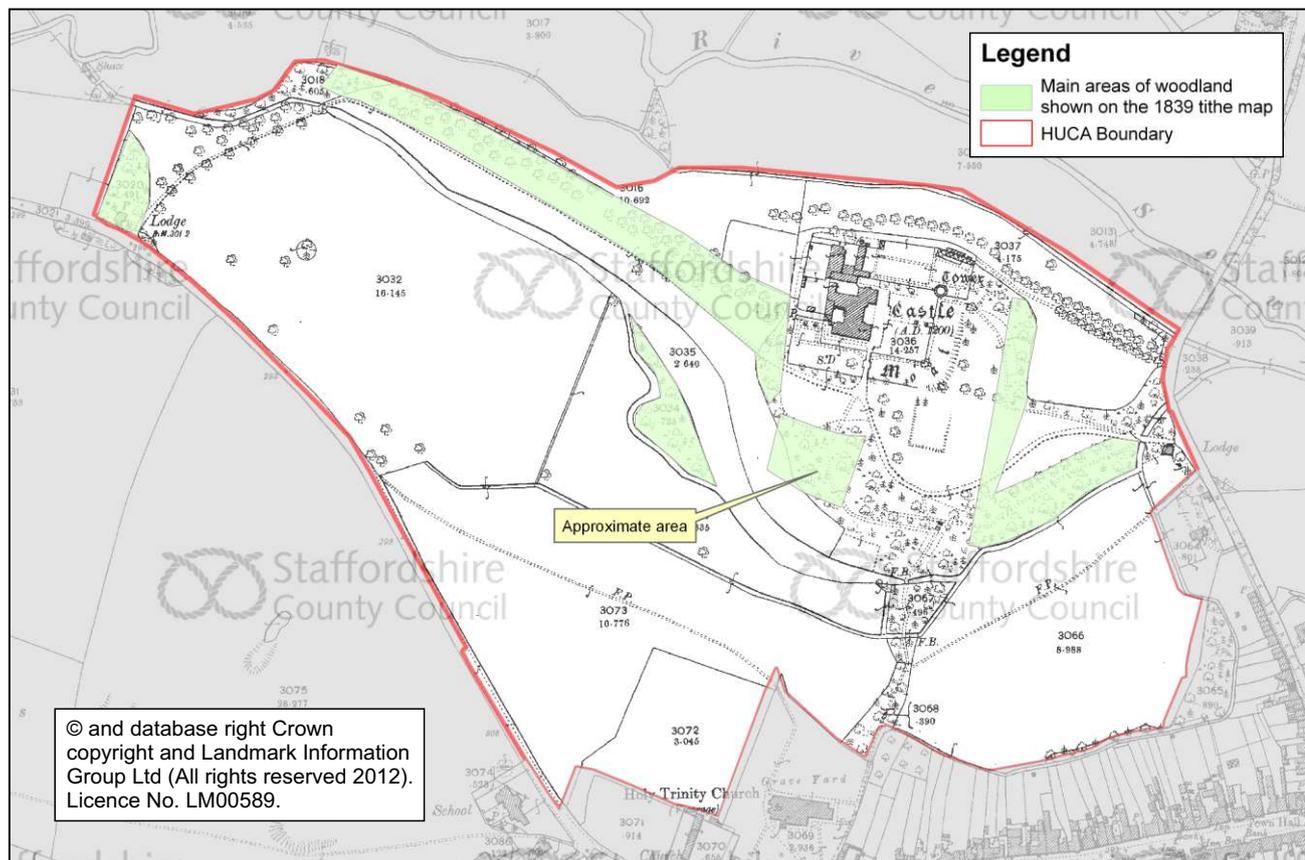


Plate 7: Second Edition 25" OS map

The wider landscaping around the castle has, to date, not been the subject of a detailed survey. However, the formal garden lying to the east of the house is probably contemporary with the rebuilding in the late 17th century¹⁷⁴. It is possible that some landscaping had occurred in the early 18th century and documentary evidence suggests that the draining of the wider Sow Valley was occurring by the mid 18th century¹⁷⁵. Plate 7 shows the approximate date of some of the tree planting within the HUCA by comparing the first edition 25" OS map (circa 1880) with the tithe map of 1839¹⁷⁶. The HCT 'Broadleaved Woodland' on map 13 dates to the late 20th century.

Within the wider landscape park the earthwork remains of a mere survive which include a retaining bank located approximately 150m to the north west of the castle¹⁷⁷. A mid 16th century description of the site suggests that there were around five large meres (cf. 2.5.4.2). One mere survives to the south of the castle which is depicted upon the Ordnance Survey Drawing of 1817, but its precise period of construction is currently unknown¹⁷⁸. It has been suggested that the extensive landscaping present at Eccleshall Castle may represent the creation of a medieval designed landscape. The role of landscape design and in particular the importance of sheets of

water is recorded elsewhere (such as at Kenilworth (Warw), Caerphilly (south Wales) and possibly Newcastle (Staffs))¹⁷⁹. At least one of the meres may also have been utilised to power the watermill(s) known from Domesday Book (1086) (cf. 2.4.1.5). It is unclear at what date the watermill may have gone out of use and its location is by no means clear.

There is also a high potential for the survival of palaeoenvironmental data throughout this low-lying and potentially waterlogged landscape, which could provide further information relating to the social and economic history of the area. Some work has been done in this area, including samples taken from a latrine within the castle during archaeological excavations in the 1970s¹⁸⁰. A wetlands survey identified potentially important deposits contained within a small mire within the landscape park, which provided evidence for change within the landscape from the early Mesolithic to the late Iron Age/Roman period (cf. 2.1 and 2.2)¹⁸¹.

The HCT 'Sports Ground' to the south of the HUCA was created, out of the furthest reaches of the landscape park, in the mid 20th century.

4.1.2 Heritage values

<p>Evidential value: There is a high potential for above and below ground archaeological remains to survive across the HUCA relating to its potential origins as an early Christian site and as the residence of the Bishops of Lichfield (as is acknowledged in the Scheduled Monument document). These remains include various phases of landscaping dating potentially from the medieval period. There is also the potential for environmental data to survive which could further our understanding of the utilisation of the landscape in the past. The historic buildings and structures also have the potential to further our understanding of the development of the site. The early medieval (and later?) watermill may have also lain within this HUCA.</p>	<p>High</p>
<p>Historical value: The legible heritage assets dominate the HUCA and include the historic buildings (both extant and ruined), as well as the earthwork remains of the moat and mere. The heritage assets also include the landscaping of the parkland. The site was associated with the Bishops of Lichfield for over thousand years. It also played a part in the history of the mid 17th century Civil War.</p>	<p>High</p>
<p>Aesthetic value: The historic character is dominated by the landscape park surrounding Eccleshall Castle. The importance of this landscape to the local character has been acknowledged in its inclusion within the Eccleshall Conservation Area. The castle also contributes to this local character and its importance has been acknowledged in its national heritage designations (cf. 2.4.1.1).</p>	<p>High</p>
<p>Communal value: Eccleshall Castle and its landscape park are in private ownership.</p>	<p>Low</p>

¹⁸² Department for Communities and Local Government 2012. Web: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf>

¹⁸³ Staffordshire Borough Council. 2001. Web: <http://www.staffordbc.gov.uk/eccleshall-conservation-area>

¹⁸⁴ Department for Communities and Local Government 2012. Web: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf>

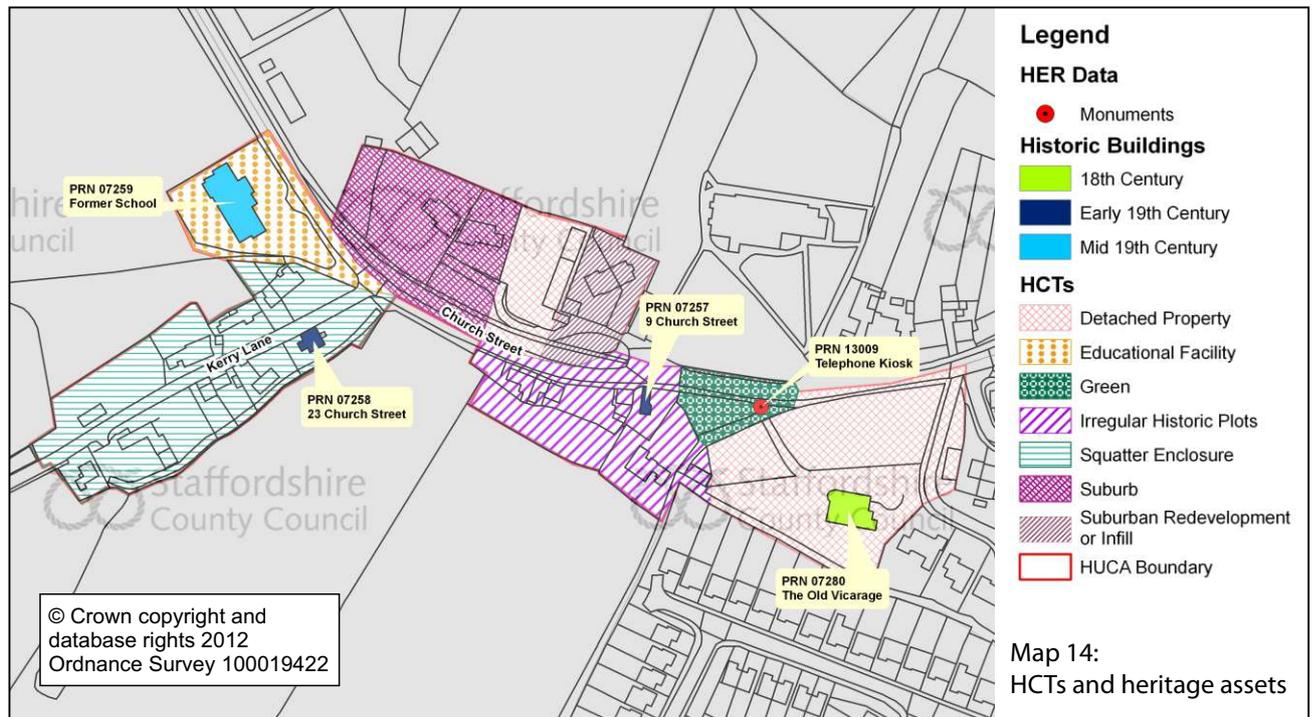
¹⁸⁵ Ibid.

4.1.3 Recommendations

The heritage significance and values has identified the immense historic and archaeological importance of this HUCA as the site of the bishops' of Lichfield's residence and landscape park.

- ◆ 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)¹⁸².
- ◆ There are numerous designated heritage assets within the HUCA. Where alterations or changes are proposed to the buildings, whether Listed or not, within the Conservation Area the applicant should refer to the Eccleshall Conservation Area Appraisal and consultation with the Stafford Borough Conservation Officer should take place in the first instance¹⁸³. Any works on or within the vicinity of the Scheduled Monument and the Grade II* Listed Buildings should consult English Heritage in advance of any works. All of the designated heritage assets and their settings are covered under para. 132 of NPPF¹⁸⁴.
- ◆ There is a high potential for below ground archaeological deposits to survive within entire HUCA. There is also a particularly high potential for historic buildings to retain earlier architectural elements which could inform their development, function and role within the social and economic history of the site. Where change within the HUCA may result in the loss of these heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance; this is supported in paras. 128 and 141 of NPPF¹⁸⁵.

4.2 HUCA 2: Church Street and Kerry Lane



4.2.1 Statement of heritage significance and built character

The HUCA appears to represent an extension to the medieval town of Eccleshall extending westwards along Church Street (from Holy Trinity Church) and Kerry Lane. The character of this settlement is very different from that of the historic core of the town (HUCA 4). It is comprised of small cottages lying in a scattered fashion along the lanes; some are aligned onto the lanes, but others are at angles to it suggesting piecemeal development (HCT 'Squatter Enclosure' and 'Irregular Historic Plots' on map 14). The origins of the settlement within the HUCA, is however, currently unclear. The earliest of these cottages to have been dated are the Grade II Listed 9 Church Street and 23 Church Street (lying adjacent to Kerry Lane) which are of early 19th century origin (cf. map 14)¹⁸⁶. However, whilst large in scale, Yates' map (1775) does suggest that settlement had existed in both Church Street and Kerry Lane prior to the 19th century. By the mid 19th century Kerry Lane in particular was noted as an area whose inhabitants were involved in the domestic manufacture of shoes (cf. 2.6.1.3 and 2.6.3.2).

The green, which lies within the HUCA, also contributes to the historic character emphasising the irregular settlement pattern and provides a unique focus within the EUS project area (cf. map 14; plate 8). It is possible that the green was created as a result of squatter-type development in the post medieval to 19th century period. Alternatively it may have formed the focus for much earlier settlement. It has been suggested that the earliest settlement in the EUS project area, lying adjacent to the church, may have been located within this HUCA (cf. HCT 'Other Settlement' on map 2), but to date this has not been proven archaeologically (cf. 2.3.2.3). The only structure standing on the green is a Grade II Listed telephone kiosk which was designed in 1935 by the eminent architect Sir Giles Gilbert Scott¹⁸⁷



The earliest extant building within the HUCA is the Old Vicarage, which lies within generous grounds to the south of the green and church (HCT 'Detached Property' on map 14). It is a Grade II Listed detached property dating to the mid 18th century¹⁸⁸.

Some redevelopment of earlier housing plots has occurred during the mid 20th century (HCT 'Suburban Redevelopment or Infill' on map 14). This development replaced a large detached house known as 'Church House'. This property is likely to have been associated with the extant farm buildings (now converted to domestic use) which survive on the north side of Church Street (HCT 'Detached Property' on map 14). Two further detached houses were built in the mid 20th century on the north side of Church Street which represents the western limits of Eccleshall.

The former National school, since converted to domestic use, is testimony to changes in social attitudes towards education during the 19th century. It represents the rebuilding of the school at the outskirts of the town circa 1862, under the patronage of the Bishop of Lichfield¹⁸⁹. Its construction represents the pride of the town at this date having been designed in a gothic-style by the eminent architect G. E. Street, also responsible for the restoration of Holy Trinity Church (HUCA 4) and is consequently a Grade II Listed building¹⁹⁰.

The importance of the HUCA to the historic character of the town has been acknowledged by its incorporation into the Eccleshall Conservation Area.

¹⁹¹ Department for Communities and Local Government 2012. Web: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf>
¹⁹² Staffordshire Borough Council. 2001. Web: <http://www.staffordbc.gov.uk/eccleshall-conservation-area>
¹⁹³ Department for Communities and Local Government 2012. Web: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf>
¹⁹⁴ Eccleshall Parish Council 2006. Web: http://www.staffordbc.gov.uk/live/images/cme_resources/Public/Forward%20Planning/UD/Eccleshall-TDS.pdf

4.2.2 Heritage values:

<p>Evidential value: There is the potential for below ground archaeological remains to survive within the HUCA relating to the origin of settlement within this area. Such information would enhance our understanding of the origins and development of Eccleshall, potentially from the early medieval period onwards. The historic buildings may also retain fabric which could contribute to an understanding of the origins of the buildings and their role Eccleshall's social and economic history; particularly of the domestic shoe industry.</p>	<p>High</p>
<p>Historical value: The HUCA is dominated by heritage assets which include the historic buildings and their plots, as well as the street pattern. The green is also an important heritage asset within the HUCA as is the Grade II Listed telephone kiosk which stands on its eastern edge.</p>	<p>High</p>
<p>Aesthetic value: The dispersed pattern of settlement within the HUCA, which contrasts with that of the historic core, makes a positive contribution to Eccleshall's local character. This character is enhanced by the presence of the green. Its important to the townscape is acknowledged in the creation of the Eccleshall Conservation Area.</p>	<p>High</p>
<p>Communal value: The green provides an important public open space within the HUCA. The remainder of the historic character can be appreciated from street level, the buildings comprising private houses.</p>	<p>Medium</p>

4.2.3 Recommendations

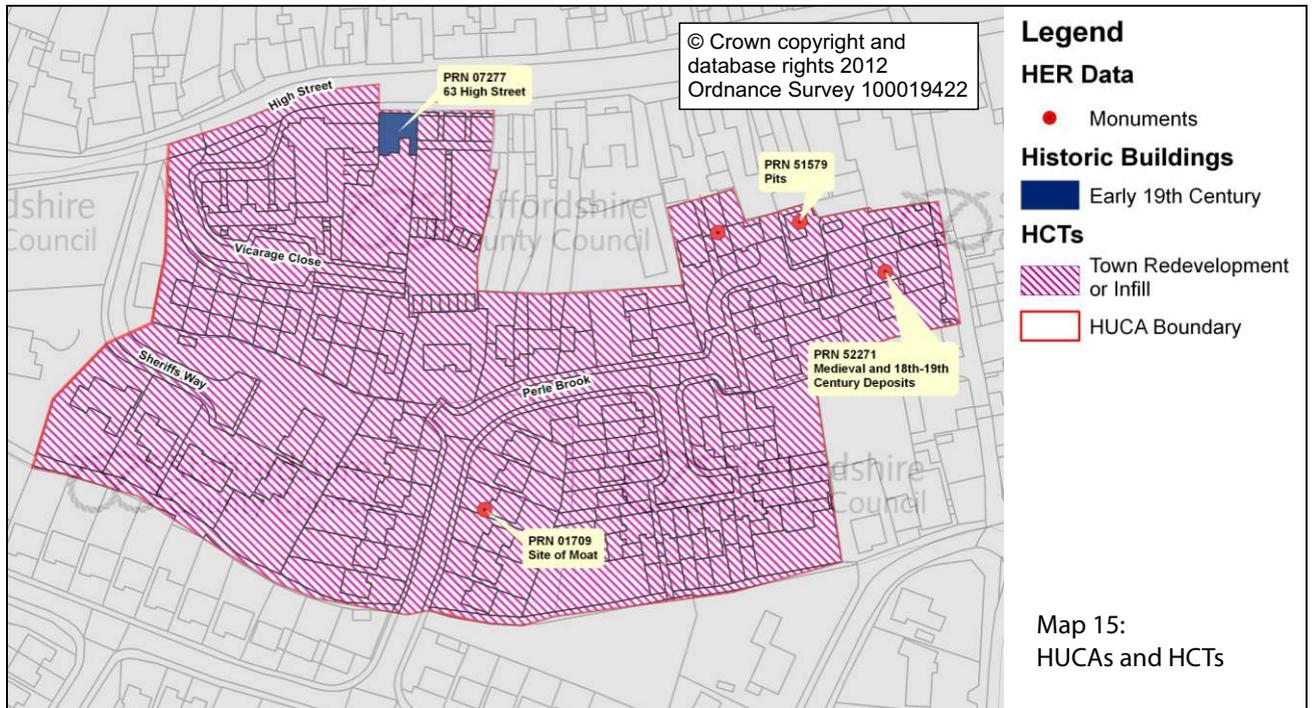
The heritage significance and values has identified the importance of the irregular settlement pattern and the green to Eccleshall's local character.

- ◆ 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)¹⁹¹.
- ◆ Where alterations or changes are proposed to the buildings, whether Listed or not, within the Conservation Area the applicant should refer to the Eccleshall Conservation Area Appraisal and consultation with the Stafford Borough Conservation Officer should take place in the first instance¹⁹². All of the designated heritage assets and their settings are covered under para. 132 of NPPF¹⁹³.
- ◆ Change within the HUCA should be sympathetic to its local character and reference should be made to Eccleshall Parish Council's document *Eccleshall Town Design Statement*¹⁹⁴. In particular the promotion of the re-use of historic buildings to contribute to sustainable

development is recommended (paras. 126 and 131 of NPPF). High quality design which is sympathetic to the historic built fabric is the key to retaining the local character of the area as identified in Bullet Point 4 of para. 17 (Core planning principles) and Bullet Point 4 of para. 58 in NPPF.

- ◆ Undesignated historic buildings should be reviewed to identify whether they may fit the national listing criteria. Where this does not apply they should be considered for local listing in line with the recent English Heritage guidance document entitled '*Good Practice for Local Listing: Identifying and Managing Significant Local Heritage Assets*' (2012)¹⁹⁵.
- ◆ There is a high potential for below ground archaeological deposits to survive within the entire HUCA. There is also the potential for historic buildings to retain earlier architectural elements which could inform their development, function and role within the social and economic history of Eccleshall. Where change within the HUCA may result in the loss of these heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance; this is supported in paras. 128 and 141 of NPPF¹⁹⁶.
- ◆ 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 Stafford 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*' document¹⁹⁷. This approach is supported in PPS 5 policy HE 3.4 and policy HE 7.5.

4.3 HUCA 3: Vicarage Close, Sheriffs Way and Perlebrook



4.3.1 Statement of heritage significance and built character

The HUCA represents the redevelopment of earlier historic plots within the core of Eccleshall during the late 20th century (cf. map 15). This development includes part of the frontage of the High Street at its south western end, although one Grade II Listed building (no. 63) survives. The northern portion of the HUCA lies within the Eccleshall Conservation Area.

This area is likely to have formed part of the initial development of the town probably during the mid 12th century (cf. 2.4.1.5; map 5). This early town planning would have comprised long narrow plots (burgage plots) fronting onto the High Street, which were still visible at the time of the second edition 25" OS map (cf. HCT 'Burgage Plot' on map 3). Archaeological work in advance of the late 20th century re-development off Perlebrook identified evidence for domestic activity in the back plots of the burgages fronting onto High Street from the medieval to the early 20th century revealing a long history of occupation¹⁹⁸.

Houses further south of Perlebrook were built upon the site of a moat in the 1980s. An archaeological excavation in advance of the development revealed a long history of settlement (cf. 2.4.1.4), which suggested that the moat had been laid out upon earlier burgages in the early 13th century (cf. map 3 and HCT 'High Status Site' on map 4)¹⁹⁹.

Only one historic building survives with the HUCA, the Grade II Listed 63 High Street²⁰⁰. The property is an early 19th century, two storied red brick house sandwiched between late 20th century apartment developments also of two stories (plate 9).



The remainder of the late 20th century re-development mostly comprises two storeyed red brick properties including detached and terraced houses built upon short cul-de-sacs. The houses date to different decades and this is reflected in their architectural styles.

4.3.2 Heritage values

<p>Evidential value: There is the potential for archaeological deposits to survive within the HUCA as has been demonstrated in those areas where work has been previously carried out. However, the survival of these deposits is likely to have been impacted by the late 20th century redevelopment.</p>	<p>Medium</p>
<p>Historical value: The only legible heritage asset within the HUCA is the Grade II Listed early 19th century house lying on High Street.</p>	<p>Medium</p>
<p>Aesthetic value: The legibility of the historic character of the HUCA has been lost to late 20th century redevelopment which has not respected any of the historic boundaries in its layout. However, the Grade II Listed building continues to contribute to the historic character of the wider townscape, particularly that of HUCA 4.</p>	<p>Low</p>

²⁰¹ Staffordshire Borough Council. 2001. Web: <http://www.staffordbc.gov.uk/eccleshall-conservation-area>

²⁰² Department for Communities and Local Government 2012. Web: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf>

²⁰³ Eccleshall Parish Council 2006. Web: http://www.staffordbc.gov.uk/live/images/cme_resources/Public/Forward%20Planning/UD/Eccleshall-TDS.pdf

²⁰⁴ Department for Communities and Local Government 2012. Web: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf>

Communal value: The HUCA mostly comprises late 20th century private houses.

Low

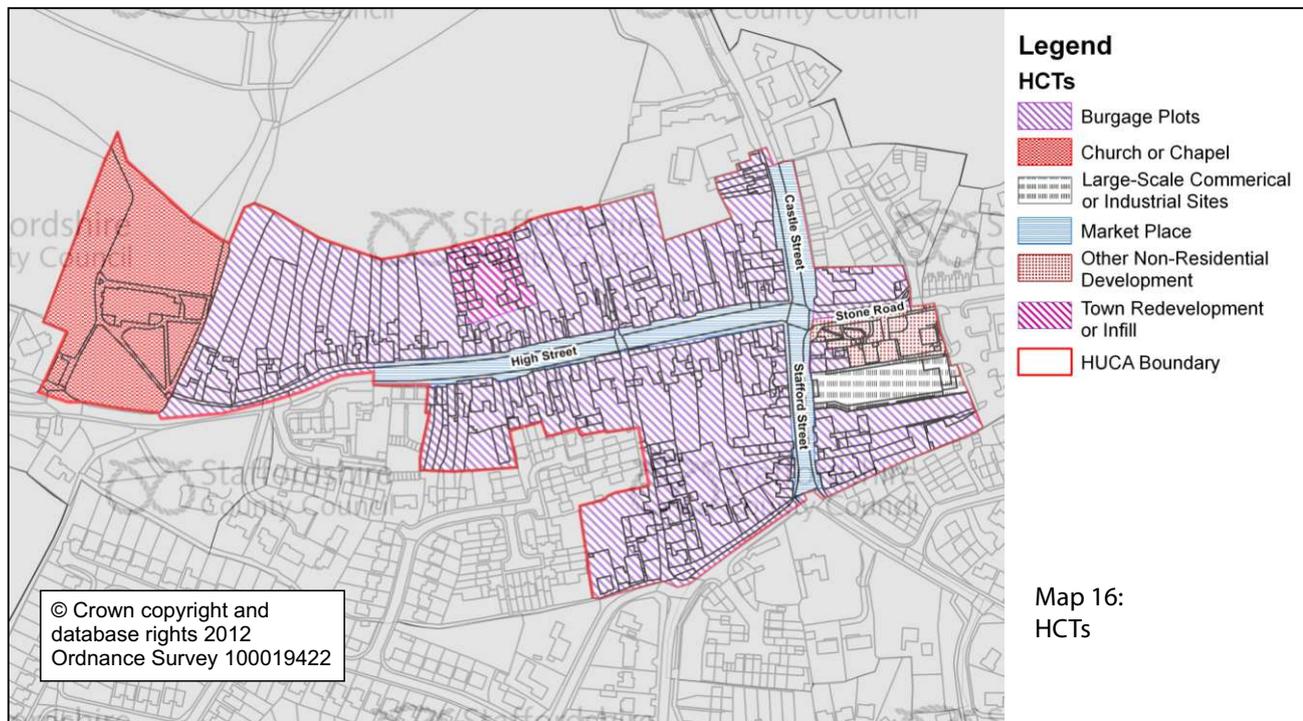
4.3.3 Recommendations

The assessment of heritage significance and values has identified that the Grade II Listed property contributes to the wider townscape (particularly that of HUCA 4), although the majority of the HUCA was re-developed piecemeal with housing during the late 20th century.

- ◆ Where alterations or changes are proposed to the buildings, whether Listed or not, within the Conservation Area the applicant should refer to the Eccleshall Conservation Area Appraisal and consultation with the Stafford Borough Conservation Officer should take place in the first instance²⁰¹. All of the designated heritage assets and their settings are covered under para. 132 of NPPF²⁰².
- ◆ Further change within the HUCA should seek to reflect and be sympathetic to the wider local character and reference should be made to Eccleshall Parish Council's document *Eccleshall Town Design Statement*²⁰³. High quality design is the key to retaining the local character of the area as identified in Bullet Point 4 of para. 17 (Core planning principles) and Bullet Point 4 of para. 58 in NPPF.
- ◆ There is the potential for below ground archaeological deposits to survive within the HUCA. Where change within the HUCA may result in the loss of these heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance; this is supported in paras. 128 and 141 of NPPF²⁰⁴.
- ◆ 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 Stafford 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' document²⁰⁵. This approach is supported in PPS 5 policy HE 3.4 and policy HE 7.5.

²⁰⁵ English Heritage HELM web: <http://www.helm.org.uk/server/show/nav.19643>
Staffordshire County Council. 2011. Web: <http://www.staffordshire.gov.uk>

4.4 HUCA 4: High Street and Stafford Street



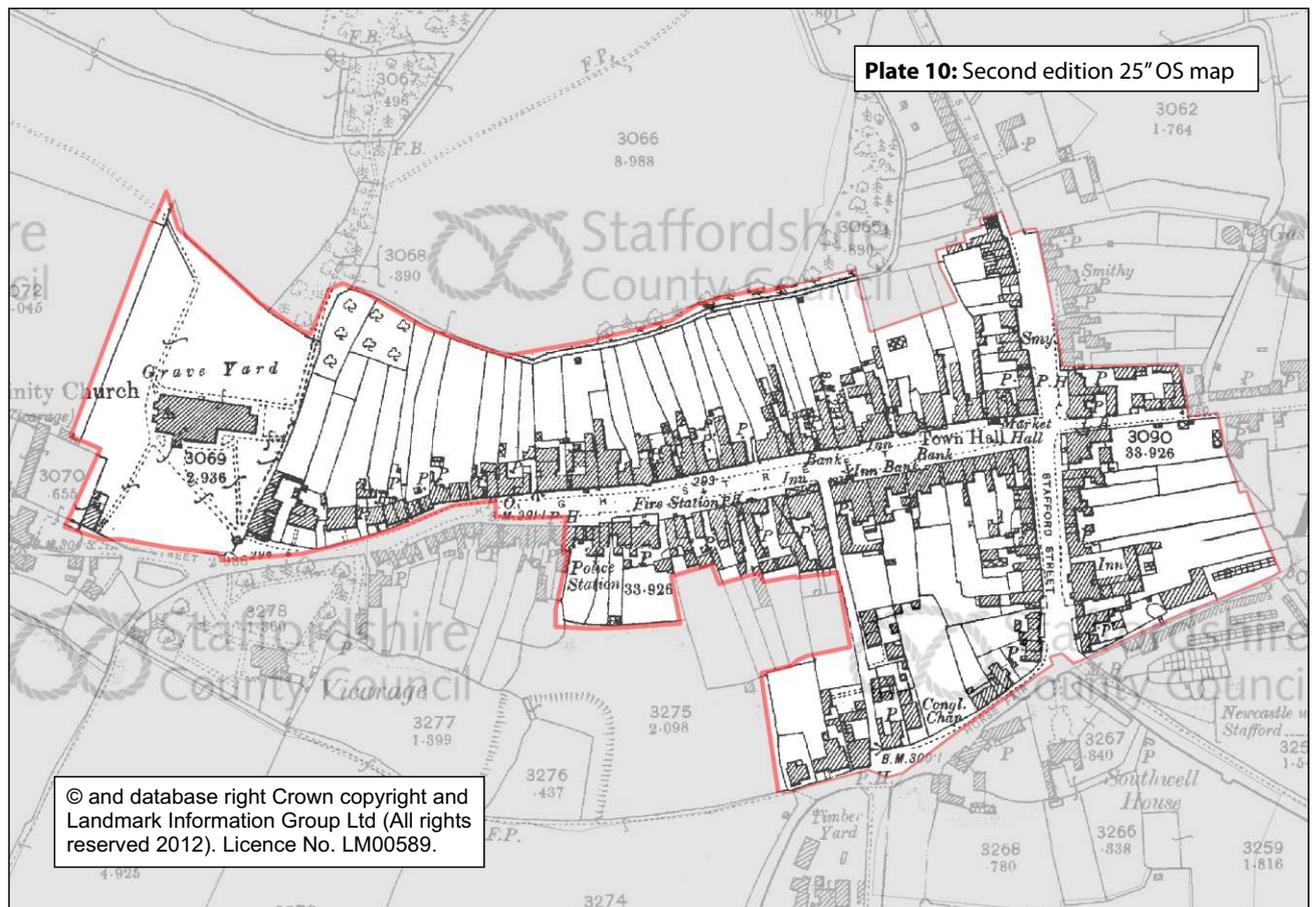
4.4.1 Statement of heritage significance and built character

The analysis of Eccleshall suggests that this HUCA represents the first phase of town planning probably dating to around the mid 12th century (cf. map 3 and 2.4.1.5). The highest concentration of Listed buildings lie within this HUCA and it forms the heart of the Conservation Area.

The earliest element within the town plan is likely to be the position of Holy Trinity Church, a version of which has probably stood on this site since the early medieval period (cf. 2.3.2.3; map 2 and plate 1). The fabric of the Grade I Listed church includes several early medieval fragments of a stone cross shaft suggestive of the longevity of Christian worship associated with Eccleshall (cf. 2.3.4 and 2.4.3)²⁰⁶. The importance of Eccleshall's role as the home of the Bishops of Lichfield is affirmed by the presence of four tombs belonging to Bishops buried at Eccleshall. A grammar school is marked on the tithe map as standing in the south western corner of the churchyard which probably dated to the late 18th century; the building has been replaced by the extant Memorial Hall (cf. 2.6.2.3)²⁰⁷.

The Bishop of Lichfield probably planned the High Street, heading east away from the church, around the time of the granting of the market charter in the mid 12th century (cf. 2.4.2.3). Burgage plots were laid out on both sides of the High Street and also along Stafford Street and Castle Street; the latter two heading towards the important market towns of Stafford and Newcastle-under-Lyme (cf. map 3). Where the burgages have survived there is likely to have been some sub-dividing or amalgamation of individual plots over the centuries (cf. plate 10). At street level the history of Eccleshall as a planned market town is also evident in the many narrow

buildings to be seen along the High Street in particular (cf. plate 11). The best preservation of the burgage plots within the EUS project area lie on either side of the High Street. However, even here parts of this series of burgages have been removed (particularly to the south) through redevelopment in the late 20th and early 21st century (cf. HUCA 3). A small redevelopment has also been inserted on the northern side of High Street, removing the legibility of some of the burgage plots in this area (HCT 'Town Redevelopment and/or Infill' on map 16). Such incremental development will, if allowed to continue, have a detrimental impact upon Eccleshall's historic character and will erode its unique sense of place. Archaeological work was carried out in advance of the development to the north of the High Street. Medieval occupation layers were identified within the evaluation; pottery sherds dated these layers to the 13th and 14th centuries²⁰⁸. Post medieval activity was also recorded upon the site, including some re-landscaping which was interpreted as an attempt at flood prevention²⁰⁹.



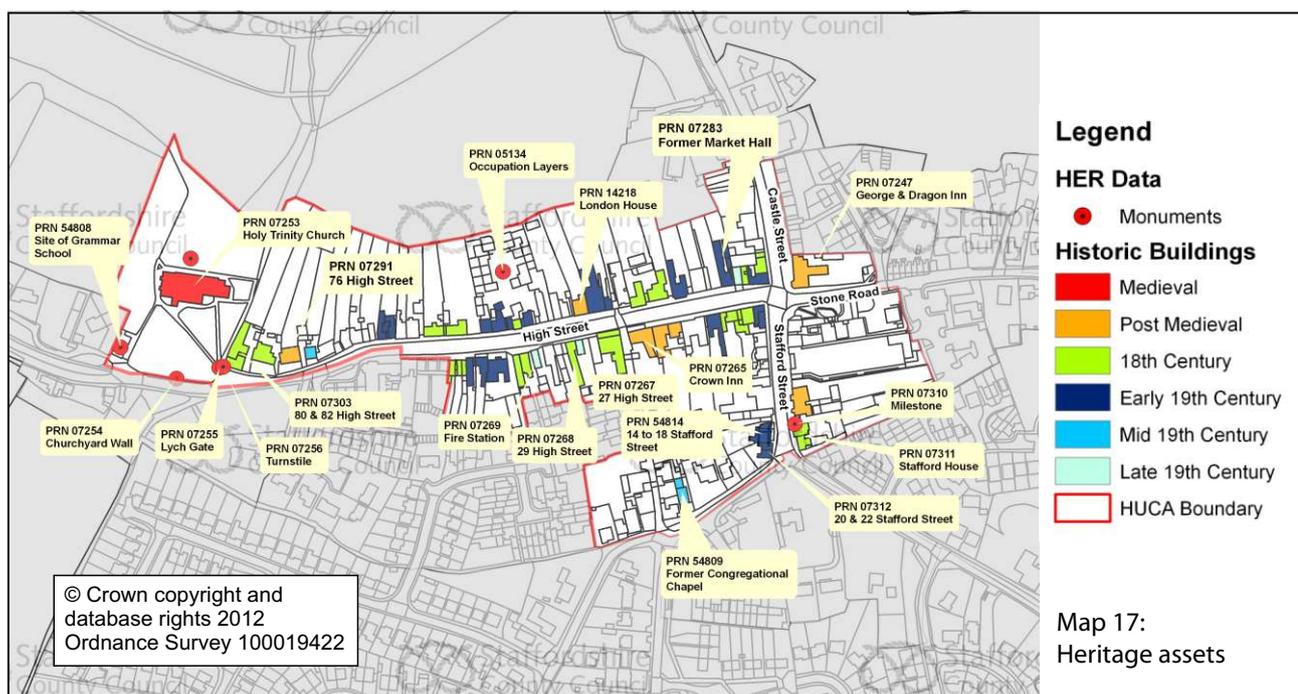
The market place was located along the High Street and at the junction with Stafford Street and Cross Street, as is indicated on map 16. The plan form of the medieval street pattern is well preserved within the HUCA. An early Grade II Listed milestone, dating to the 1760s, on Stafford Street is testimony to the importance of Eccleshall at this period when many of the local Turnpike roads were established (cf. 2.6.5)²¹⁰.

Plate 11: Evidence for burgages within the High Street



It is currently unclear whether the plots fronting on to Horsefair, to the south of the HUCA, represent the rear of those burgages fronting onto High Street or whether the street (originally part of Usulwall Street) was planted with its own burgages (cf. 2.4.1.5).

4.4.2 Built Character



The earliest building within the HUCA is Holy Trinity Church, its many phases of construction being legible within the structure (plate 1)²¹¹. The church is considered to be one of the most important in Staffordshire and this is reflected in its Grade I Listing. The earliest fabric, dated to the 13th century, can be found in the chancel, arcades and tower; whilst the aisles were rebuilt and the southern porch restored in the 15th century²¹². The church was restored between 1866 and 1869, with rebuilding at the eastern end, by the architect G. E. Street, who was also responsible for the school opposite (cf. HUCA 2). The 13th century date for the earliest substantial parts of the church is probably associated with the period when the Bishops of Lichfield were turning Eccleshall Castle into one of their major residences (cf. 2.4.3.2 and HUCA 1) as well as being linked to the possible extension of the planned town (cf. 2.4.1.5, HUCA 5 and HUCA 9 and maps 3, 4 and 5). The church and its churchyard also provides an open space at the western end of the intimate development along the High Street. The probable 18th century stone church walls, the timber lych gate of 1892 (by Basil Champneys) and the probable early 19th century wrought iron turnstile are all Grade II Listed (plate 6)²¹³.



Plate 12: Looking east along High Street

The character of the High Street in particular is dominated by the number of important historic buildings, both Listed and unlisted. All of the streets of the HUCA are lined with historic buildings, most of which appear to date to the late 18th and early 19th century (cf. map 17; plate 12). Of these 37 are Grade II Listed. Many of these buildings reflect the prosperity of Eccleshall during this period and are principally two and three storey of brick, although individual properties have been covered either in paint, plaster or roughcast²¹⁴. There are a number of later

²¹⁵ Staffordshire HER: PRN 07283

²¹⁶ Staffordshire HER: PRN 07269

²¹⁷ Staffordshire HER: PRN 14218

²¹⁸ Staffordshire HER: PRN 07291

²¹⁹ Staffordshire HER: PRN 07265; Mengue 1993

²²⁰ Mengue 1993; Cruck: A pair of timbers, or blades, usually curved, rising from a place at or near ground level to a point at or near the apex of a roof, forming an approximately triangular frame on which the subsidiary structure rests.

Hall House: A house consisting of a public hall with private living accommodation attached. Built from the medieval period onwards. (Scope notes reproduced from the Thesaurus of Monument Types by kind permission of English Heritage. © 2012 English Heritage).

²²¹ Ibid.

²²² Staffordshire HER: PRN 07303

²²³ Staffordshire HER: PRN 07268 and PRN 07267

buildings along the High Street including the Grade II Listed former market hall dated to circa 1886, which is of particular interest having its upper storey, of sham timber frame, projecting over the footpath (cf. plate 5)²¹⁵. There is also the Grade II Listed late 19th century storey fire station, which faces gable end onto the High Street, with a tile hung upper storey²¹⁶.

Despite the built environment being dominated by a late 18th/early 19th century character there is evidence for earlier properties surviving within later cores. This suggests that not everyone in the town had the wealth to entirely rebuild their properties at this period. London House (28 High Street) has been identified as retaining a late 17th/early 18th century core²¹⁷. No. 76 High Street, mostly suggestive of a late 18th century property was shown, during restoration work in 1978, to have an earlier timber framed core of probable late 16th/early 17th century date²¹⁸. Part of the timber framing has been retained on the external gabled west end following the restoration. Only one detailed building recording survey has currently been carried out within the town on the Grade II Listed Crown Inn (23 High Street) in 1992 (plate 2)²¹⁹. This work revealed that the earliest phase, previously undetected, was a cruck built hall house dating to the early 16th century²²⁰. The property appears to be of early 19th century date and this phase of works is believed to be associated with its conversion to a public house²²¹.

At least two converted outbuildings survive within the High Street, (no. 82 and no. 27 High Street). No. 82 is a three storey outbuilding, associated with the Grade II Listed 18th century 80 High Street²²². No. 27 High Street is single storey, built of stone and timber, and is associated with the late 18th century Grade II Listed 29 High Street²²³. Neither of these properties has been investigated and their origins and original functions have yet to be determined. However, they are testimony to at least some limited industrial development in Eccleshall and its close relationship to the domestic sphere in the past.



Further historic buildings line the north-south route through the town (Castle Street and Stafford Street). These properties include a row of early 19th century two storey red brick houses at the southern end of Stafford Street (of which only nos. 20 and 22 are currently Grade II Listed)²²⁴. A further Grade II Listed property on Stafford Street, Stafford House, is a three storey house dating to the 18th century with an engraved cement frontage²²⁵. The corner of Castle Street and Stone Road is dominated by the Grade II Listed George and Dragon Inn which has the appearance of an early 19th century three storey red brick property, but it too conceals an earlier timber framed core²²⁶.

The origins of settlement along Horsefair and the northern portion of Gaol Butts is currently unknown (cf. 4.4.1). Historic buildings, none of which have been closely dated, lie at the junction with Small Lane (plate 13). However, 7 Horsefair, probably of early to mid 19th century date, retains visible timber framing from an earlier building in its rear elevation, suggesting at least post medieval occupation in this area (plate 14). The former Congregational Chapel was constructed in 1840 and has since been converted to domestic use.²²⁷



Plate 14: Timber frame in rear of 7 Horsefair

4.4.3 Heritage values

Evidential value: There is a high potential for below ground archaeological remains to survive within the HUCA relating to its development from the medieval period onwards as has been shown in previous works. Such information would greatly enhance our understanding of the history of Eccleshall. There is also the potential for further historic buildings whose appearance suggests an 18th/19th century date to reveal earlier origins. Such survivals have already been identified most significantly at the Crown Inn, High Street. Such information reveals an understanding of the earliest character of the town as well as enhancing the wider social and economic history.

High

²²⁸ Department for Communities and Local Government 2012. Web: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf>

²²⁹ Department for Communities and Local Government 2012. Web: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf>

²³⁰ English Heritage 2012: <http://www.helm.org.uk/>

<p>Historical value: The HUCA is dominated by the legible heritage assets particularly in the number of surviving historic buildings, both Listed and unlisted. The medieval street pattern, including the area of the market place, is also well preserved as are the burgage plots particularly along the High Street and at street level.</p>	<p>High</p>
<p>Aesthetic value: The integrity of the historic character of the planned linear medieval town is particularly well preserved within the HUCA, especially in the survival of the burgage plots to the rear of the properties along the High Street. The other integral components of the historic character are the historic buildings, market place and the street pattern. The majority of the HUCA is comprised of an intimate built character, whilst the church yard and cemetery at the western end of the High Street provides an area of openness. Overall the historic environment contributes strongly to the aesthetics of the HUCA and this is complemented by several designations including the Eccleshall Conservation Area and the 38 nationally Listed buildings and structures.</p>	<p>High</p>
<p>Communal value: The HUCA is the commercial heart of the modern town and as such enables the community to directly engage with the heritage assets which are highly visible within the character area. The experience and understanding of Eccleshall's heritage could be promoted to the community and visitors' through interpretation and encourage heritage-led sustainable tourism.</p>	<p>High</p>

4.4.4 Recommendations

The assessment of heritage significance and values has recognised the importance of this HUCA to not only in its contribution to an understanding of Eccleshall's history, but also to the sense of place for the community and visitors.

- ◆ A statement of significance will be required to assess the impact of any proposed development upon the historic environment as part of any planning application to be made within this HUCA (cf. para. 128 of NPPF)²²⁸.
- ◆ 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) of NPPF²²⁹). The heritage assets also make a positive contribution to the tourist economy of the town. Locally important buildings should be considered for local listing in line with the recent English Heritage guidance document entitled '*Good Practice for local heritage listing*' (2012)²³⁰.
- ◆ There are numerous designated heritage assets within the HUCA. Where alterations or changes are proposed to the buildings, whether Listed or not, within the Conservation Area

²³¹ Staffordshire Borough Council. 2001. Web: <http://www.staffordbc.gov.uk/eccleshall-conservation-area>

²³² Department for Communities and Local Government 2012. Web: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf>

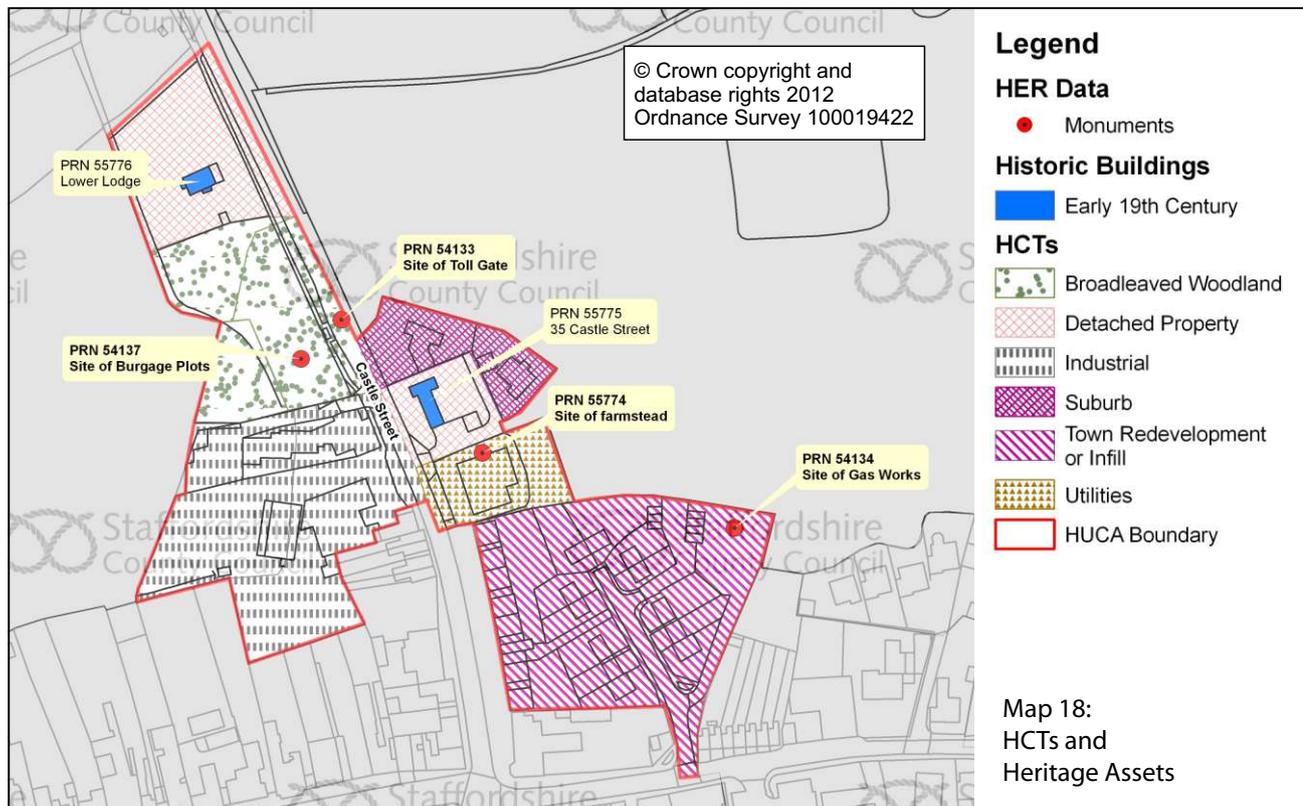
²³³ Ibid.

²³⁴ English Heritage HELM web: <http://www.helm.org.uk/server/show/nav.19643>
Staffordshire County Council. 2011. Web: <http://www.staffordshire.gov.uk>

the applicant should refer to the Eccleshall Conservation Area Appraisal and consultation with the Stafford Borough Conservation Officer should take place in the first instance²³¹. Any works on or within the vicinity of the Grade I Listed building should consult English Heritage in advance of any works. All of the designated heritage assets and their settings are covered under para. 132 of NPPF²³².

- ◆ There is a high potential for below ground archaeological deposits to survive across the entire HUCA as has been shown in previous evaluation and excavation works (both within this HUCA and HUCA 3). There is also a particularly high potential for historic buildings to retain earlier architectural elements which could inform their origins, development and function as has been shown by previous building recording. Where development may result in the loss of these heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance; this is supported in paras. 128 and 141 of NPPF²³³.
- ◆ Change within the HUCA should be sympathetic to the town's historic character. In particular the promotion of the re-use of historic buildings to contribute to sustainable development is recommended (paras. 126 and 131 of NPPF). High quality design which is sympathetic to the historic built fabric is the key to retaining the local character of the area as identified in Bullet Point 4 of para. 17 (Core planning principles) and Bullet Point 4 of para. 58 in NPPF.
- ◆ An important aspect of Eccleshall's local character is the surviving pattern of burgage plots within this HUCA which probably originated in the mid 12th century and form an important feature in understanding its origins. It is therefore recommended that visibility of these burgage plots be retained to ensure their continued contribution to Eccleshall's sense of place for the present and future generations of inhabitants and visitors alike.
- ◆ 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 Stafford 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' document²³⁴.

4.5 HUCA 5: Castle Street, Eccleshall



4.5.1 Statement of heritage significance and built character

The HUCA comprises an eclectic mix of building character in terms of their origin, function and style. This is probably the result of the fact that it represents the northern limit of Eccleshall's expansion. It also includes an area of woodland on the western side of the road. Part of this comprises a row of tall pines established in the mid 20th century upon the site of an earlier detached property, which lay just to the north east of Lower Lodge (map 18).

The earliest extant properties within the HUCA lie on either side of Castle Street; Lower Lodge and 35 Castle Street (cf. map 18)²³⁵. The latter is shown on the tithe map (1839) and was probably originally built as a farmhouse; the farm building lay to the south east in the vicinity of the extant telephone exchange (cf. map 18)²³⁶. Little Lodge is also marked on this map and its name implies that it may have originated as a gate lodge, although neither the tithe map nor the first edition 25" OS map suggest that it lay adjacent to a driveway into the castle.

The telephone exchange was established in the late 20th century (HCT 'Utilities' on map 18). A late 19th century gas works had stood further to the east until it was demolished (cf. map 18). On the western side of Castle Street the workshops (HCT 'Industrial' on map 18) mostly date to the late 20th century, although the house, since considerably altered, standing adjacent to the roadside is probably of 19th century date.

The remainder of the HUCA comprises housing. The two large detached houses, which now represent part of the northern limits of Eccleshall, were built in the early 21st century (HCT

'Suburb' on map 18). Further south the approach into the historic core of Eccleshall is lined with late 20th century flats of three storeys (HCT 'Town Redevelopment or Infill' on map 18). Behind these properties is a short cul-de-sac of houses of similar date.

A photograph dated to the late 19th/early 20th century shows the western side of Castle Street (the area of HCT 'Industrial' and part of the area of 'Broadleaved Woodland' on map 18) as being lined with small cottages whose varying rooflines suggest that they represented piecemeal development²³⁷. The origins of the buildings is now unclear, but an early 17th century Bishop's survey of the estate has suggested that development along Castle Street may have originated in a planned second phase in the development of the medieval town, perhaps occurring in the 13th century (cf. 2.4.1.5; maps 3, 4 and 5). Burgage plots are attested to, but it is unclear whether these plots were ever settled or whether settlement may have been short lived (cf. 2.4.1.5). An archaeological watching brief on the west side of Castle Street did not identify any evidence for domestic activity dating to the medieval period, although by its very nature this work was limited in its investigations²³⁸.

4.5.2 Heritage values

<p>Evidential value: There remains the potential for below ground archaeological remains to survive which could contribute to the development of Eccleshall from the medieval period onwards; or at least establish the limits of the medieval town. There are a number of open areas where important deposits may be largely undisturbed.</p>	<p>High</p>
<p>Historical value: There are a number of legible heritage assets in the form of historic buildings.</p>	<p>Medium</p>
<p>Aesthetic value: The character of the HUCA is eclectic in nature, comprising a mix of late 20th and early 21st century housing, including the flats lining Castle Street, with earlier detached houses further north as well as the works and telephone exchange. The street forms one of the key entrances into the town; the woodland contribute to the character of the approach. The HUCA lies within the Eccleshall Conservation Area.</p>	<p>Medium</p>
<p>Communal value: The HUCA is largely comprised of private housing, however, should the earlier history of this area be established it would contribute to the overall history of the town.</p>	<p>Low</p>

²³⁹ Ibid.

²⁴⁰ Department for Communities and Local Government 2012. Web: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf>

²⁴¹ English Heritage 2012: <http://www.helm.org.uk/>

²⁴² Staffordshire Borough Council. 2001. Web: <http://www.staffordbc.gov.uk/eccleshall-conservation-area>

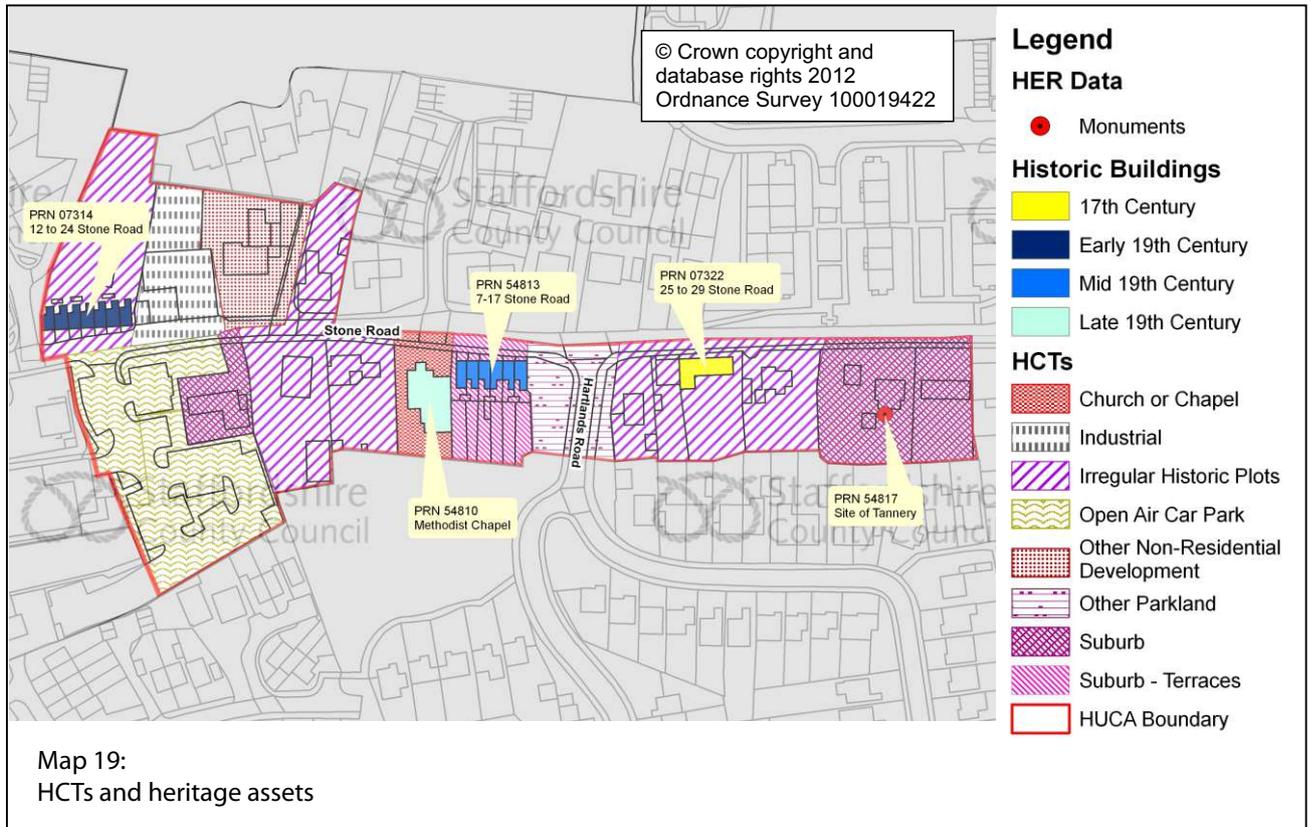
²⁴³ Department for Communities and Local Government 2012. Web: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf>

4.5.3 Recommendations

The assessment of heritage values and significance have identified that there is the potential for below ground archaeological deposits to survive relating to the medieval history of the town.

- ◆ There is the potential for below ground archaeological deposits to survive across within the HUCA. Where development may result in the loss of these heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance; this is supported in paras. 128 and 141 of NPPF²³⁹.
- ◆ The sympathetic restoration or enhancement of the historic buildings would strengthen the historic character and the quality of the wider townscape and the Conservation Area for the benefit of this and future generations (Bullet Point 10 of para 17 (Core planning principles) of NPPF²⁴⁰). The heritage assets also make a positive contribution to the tourist economy of the town. Locally important buildings should be considered for local listing in line with the recent English Heritage guidance document entitled '*Good Practice for local heritage listing*' (2012)²⁴¹.
- ◆ Where alterations or changes are proposed to the buildings within the Conservation Area the applicant should refer to the Eccleshall Conservation Area Appraisal and consultation with the Stafford Borough Conservation Officer should take place in the first instance²⁴². All of the designated heritage assets and their settings are covered under para. 132 of NPPF²⁴³.
- ◆ Change within the HUCA should seek to enhance the town's local character through sympathetic high quality design as identified in Bullet Point 4 of para. 17 (Core planning principles) and Bullet Point 4 of para. 58 in NPPF.

4.6 HUCA 6: Stone Road



4.6.1 Statement of heritage significance and built character

The HUCA lies along the western approach into the historic core from Stone; there is a mix of development, although it is still predominantly domestic in nature (map 19).

As in HUCA 5 this area was identified in the Bishop's survey of 1622 as being lined with burgage plots and therefore had probably formed part of the planned medieval town; potentially as an extension in the 13th century (cf. 2.4.1.5; map 3, 4 and 5). However, by the mid 19th century part of the HUCA formed fields possibly suggesting either settlement shrinkage in the late medieval period or that the planned burgages were never taken up in the first place (cf. 2.4.1.5). Some of the field names, lying to the north of Stone Road (HUCA 7) on the tithe map (1839) were called 'Burgage' perhaps reflecting an area of former settlement²⁴⁴. To date no archaeological investigations have been carried out within the HUCA to test this documentary evidence.

There is evidence for early settlement within the HUCA in the form of the Grade II Listed 25 to 29 Stone Road (HCT 'Irregular Historic Plots' to the south of the road on map 19)²⁴⁵. These properties have been dated to the 17th century and are timber framed; their tiled roofs were originally thatched. These properties may represent the re-colonisation of the Stone Road in the post medieval period; alternatively these properties may be the direct successors of earlier properties which were held by burgage tenure. Further east two areas have been identified as 'Irregular Historic Plots'. The Grade II Listed terrace of houses lying within the area on the northern side of Stone Road (12 to 24) has been dated to the early 19th century. It is unclear from the current

mapping evidence whether settlement stood on this site immediately prior to their construction (plate 3)²⁴⁶.

The remainder of Stone Road is dominated by 19th and early 20th century development (cf. map 11). These buildings are mostly domestic (being principally two-storied red brick properties) in nature and include two detached houses lying to the south of Stone Road (the central area of HCT 'Irregular Historic Plots' on map 19) and a terrace of ten houses (7 to 17 Stone Road) which were built in the mid 19th century (HCT 'Suburb – Terraces')²⁴⁷. The Wesleyan Methodist Chapel lying adjacent was constructed in 1871, but was considerably extended to its present form in 1912²⁴⁸. The property known as 'The Mill' (HCT 'Industrial' on map 19; plate 15) also dates to the late 19th century, although its earliest function is not currently known. A number of later properties have been developed as infill (HCTs 'Suburb' and 'Other Non Residential Development' on map 19).



The car park and open space lying either side of Hartlands Road (HCTs 'Open Air Car Park' and 'Other Parkland') form breaks in the building line flanking the Stone Road. The latter formed part of the landscaping of the late 20th century housing estate lying to the south (HUCA 9). This resulted in the demolition of one earlier property. The car park was created in the mid 20th century and also resulted in the demolition of earlier properties.

At the eastern end of the HUCA the early 20th century houses were built upon the site of a tannery, which existed by 1839, but had been demolished by circa 1880²⁴⁹. It is possible that the tannery had at least post medieval origins (cf. 2.5.3.2). A watercourse, which was roughly aligned on the southern boundary of the HUCA (following the southern boundary of the building plots) probably fed the tannery although it is not known whether this was a natural stream²⁵⁰.

4.6.2 Heritage values

<p>Evidential value: The HUCA has been identified as potentially forming part of the medieval planned town; possibly an extension dating to the 13th century. Consequently there is the potential for below ground archaeological remains to survive which contribute to the nature of settlement along the Stone Road from the medieval period onwards. There is also the potential for deposits associated with the former tannery and the watercourse to survive within the HUCA.</p>	<p>High</p>
<p>Historical value: There are numerous legible heritage assets, in the form of historic buildings, lying adjacent to the Stone Road. These include Grade II Listed buildings, the earliest being 17th century and timber framed. The majority of the buildings are probably 19th century in date.</p>	<p>High</p>
<p>Aesthetic value: The HUCA is dominated by 19th century buildings which make a positive contribute to Eccleshall's local character; as do the Grade II Listed timber framed houses further east along the road. The importance of the properties along Stone Road to the history and character of the town has been acknowledged in their incorporation into the Eccleshall Conservation Area.</p>	<p>High</p>
<p>Communal value: The HUCA is largely comprised of private housing, however, should the earlier history of this area be established it would contribute to the overall history of the town.</p>	<p>Low</p>

4.6.3 Recommendations

The heritage significance and values has highlighted the contribution of the historic buildings to the history and character of Eccleshall.

- ◆ There is high potential for below ground archaeological deposits to survive within the HUCA. Where development may result in the loss of these heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance; this is supported in paras. 128 and 141 of NPPF²⁵¹.
- ◆ The sympathetic restoration or enhancement of the historic buildings would strengthen the historic character and the quality of the wider townscape and the Conservation Area for the benefit of this and future generations (Bullet Point 10 of para 17 (Core planning principles) of NPPF²⁵²). The heritage assets also make a positive contribution to the tourist economy of the

²⁵³ English Heritage 2012: <http://www.helm.org.uk/>

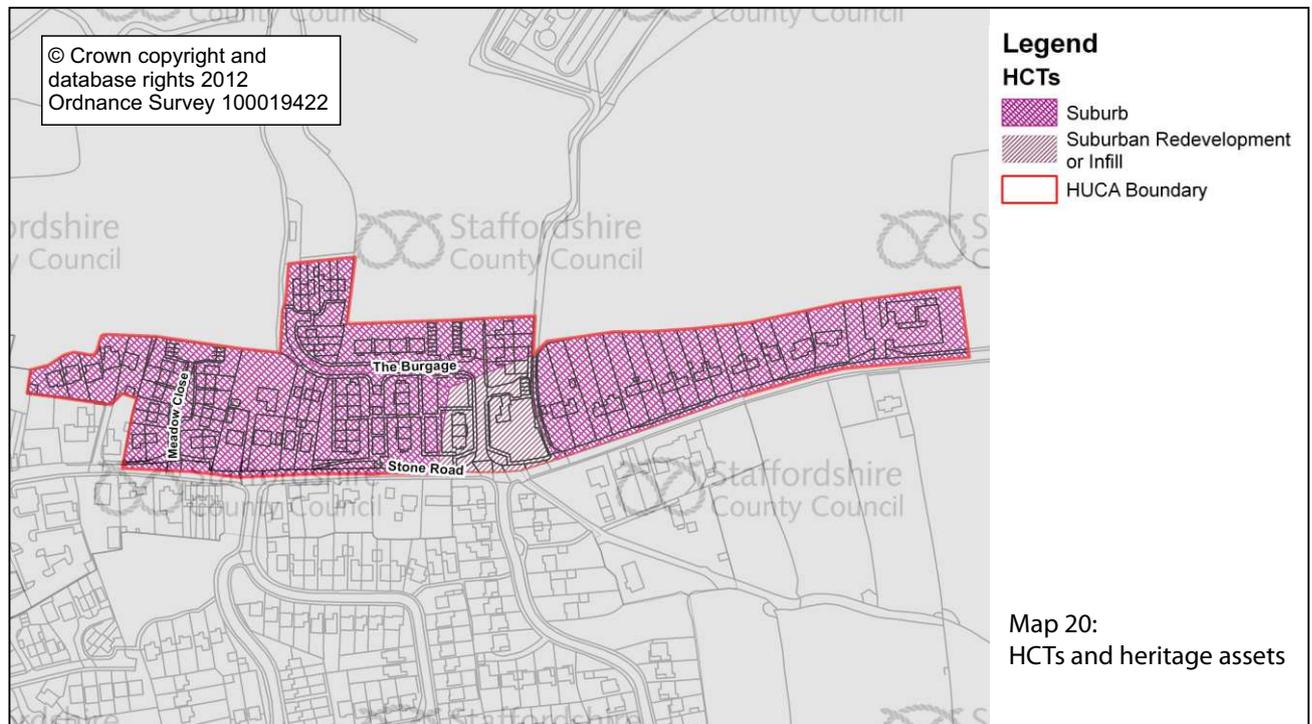
²⁵⁴ Staffordshire Borough Council. 2001. Web: <http://www.staffordbc.gov.uk/eccleshall-conservation-area>

²⁵⁵ Department for Communities and Local Government 2012. Web: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf>

town. Locally important buildings should be considered for local listing in line with the recent English Heritage guidance document entitled 'Good Practice for local heritage listing' (2012)²⁵³.

- ◆ Where alterations or changes are proposed to the buildings, whether Listed or not, within the Conservation Area the applicant should refer to the Eccleshall Conservation Area Appraisal and consultation with the Stafford Borough Conservation Officer should take place in the first instance²⁵⁴. All of the designated heritage assets and their settings are covered under para. 132 of NPPF²⁵⁵.
- ◆ The heritage assets could make a positive contribution to economic regeneration of the town. In particular the promotion of the re-use of historic buildings to contribute to sustainable development is recommended (paras. 126 and 131 of NPPF). High quality design which is sympathetic to the historic built fabric is the key to retaining the local character of the area as identified in Bullet Point 4 of para. 17 (Core planning principles) and Bullet Point 4 of para. 58 in NPPF.

4.7 HUCA 7: North of Stone Road



4.7.1 Statement of heritage significance and built character

The HUCA represents suburban expansion along Stone Road; the built environment of the area being dominated by houses dating between the mid 20th century and the early 21st century (cf. map 20 and map 11). The eastern portion of the HUCA represents ribbon development with the houses being aligned onto the road. These properties are principally comprised of semi-detached houses in generous plots which were mostly constructed in the mid 20th century. Within the remainder of the HUCA the houses have mostly been constructed upon cul-de-sacs leading off Stone Road. The earliest, built in the mid 20th century, lie in Meadow Close. Those properties lying on The Burgage are mostly comprised of two and three storey blocks of flats built in the late 20th century. Five detached houses, built to the rear of earlier properties standing on Stone Road (in HUCA 6), represent early 21st century development.

The majority of the piecemeal development within the HUCA was built upon small paddocks (cf. map 8). Documentary research has suggested that these paddocks may represent an area of earlier settlement; an extension of the town plan in the 13th century (cf. 2.4.1.5; maps 3, 4 and 5). The fact that the paddocks were present by the 19th century may suggest either settlement shrinkage in the late medieval period or that the planned burgages were never taken up in the first place (cf. 2.4.1.5). Some of the field names, lying to the north of Stone Road (HUCA 7) on the tithe map (1839) were called 'Burgage' perhaps reflecting the area of former settlement²⁵⁶. To date no archaeological investigations have been carried out within the HUCA to test this documentary evidence. Some redevelopment of the paddocks had occurred at an earlier date; map 8 shows that earlier settlement and a timber yard had been established, possibly by the early 19th century (cf. HCT 'Irregular Historic Plots' and 'Industrial' on map 8).

Two areas of the HUCA probably lay beyond this projected extent of the medieval town; to the far east and the northern side of the cul-de-sac 'The Burgage'. Maps 3 and 4 suggest that these two areas lay within the open fields belonging to the town by at least the medieval period, and for much of their history formed part of the agricultural economy.

4.7.2 Heritage values

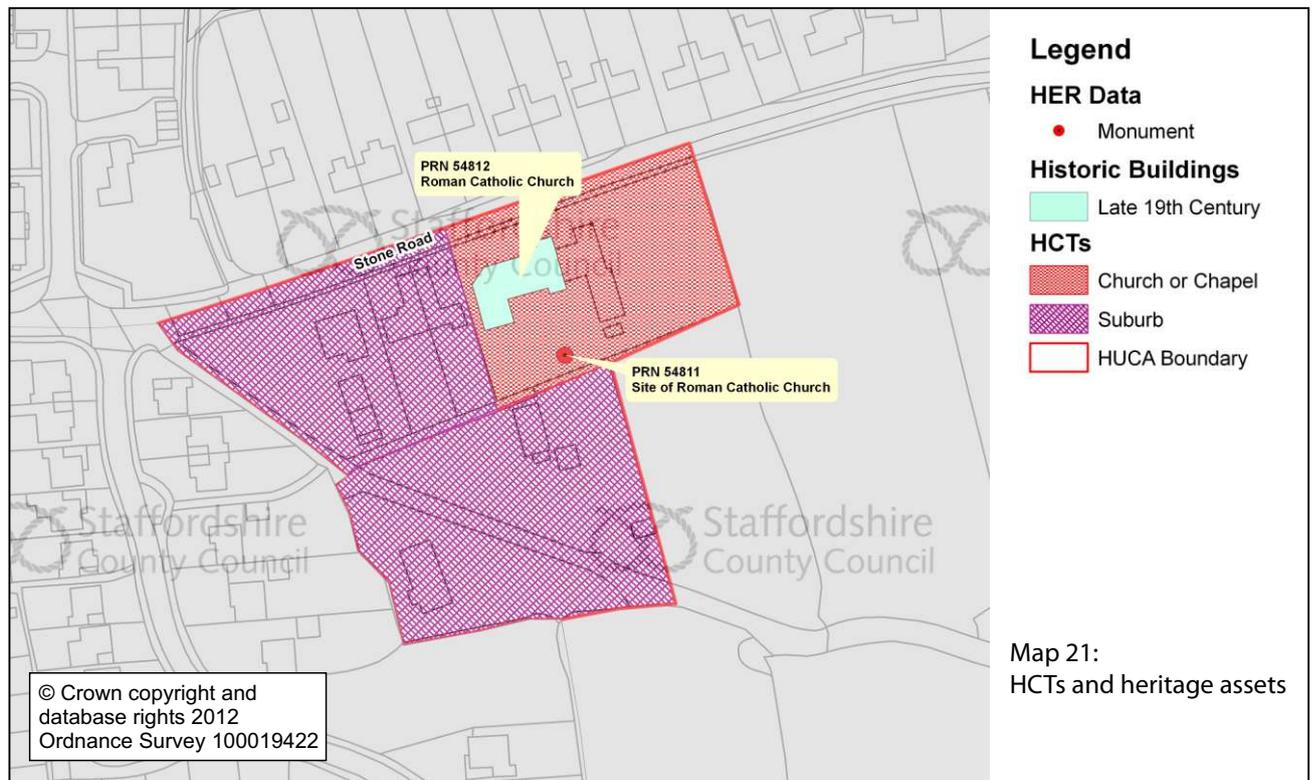
Evidential value: The majority of the HUCA has been identified as potentially forming part of the medieval planned town; possibly an extension dating to the 13th century. Consequently there is the potential for below ground archaeological remains to survive which contribute to the nature of settlement along the Stone Road from the medieval period onwards.	High
Historical value: There are no known legible heritage assets lying within the HUCA.	Low
Aesthetic value: The character of the HUCA is composed of piecemeal development which represents the suburban expansion of Eccleshall between the mid 20th and early 21st century.	Low
Communal value: The HUCA comprises housing, which from a heritage perspective is of low value.	Low

4.7.3 Recommendations

The historic character of the HUCA is comprised of residential development which occurred piecemeal during the mid 20th to early 21st century. There may have been an earlier phase of settlement originating in the 13th century.

- ◆ There is the potential for below ground archaeological deposits to survive within the HUCA. Where development may result in the loss of these heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance; this is supported in paras. 128 and 141 of NPPF²⁵⁷.

4.8 HUCA 8: South of Stone Road



4.8.1 Statement of heritage significance and built character

The HUCA represents part of the eastern limits of Eccleshall. The earliest properties date to at least the late 19th century and include the pair of houses on Stone Road (within HCT 'Suburb' on map 21) and the Catholic presbytery (within HCT 'Church or Chapel'). The large detached house lying adjacent to the pair of houses was built in the early 20th century. The large Catholic Church of the Sacred Heart was built to replace a smaller chapel in 1896.

The two large detached houses standing off the diagonal track to the south were built in the mid 20th century. The track itself is much earlier, being depicted on the tithe map (1839) and may have originated as a lane into the medieval open fields (cf. 2.4.2.1; maps 3 and 4).

4.8.2 Heritage values

Evidential value: The HUCA lies beyond the projected extent of medieval Eccleshall within an area that had formed part of the medieval open fields.	Low
Historical value: The legible heritage assets comprise the historic buildings of late 19th and early 20th century date.	Medium

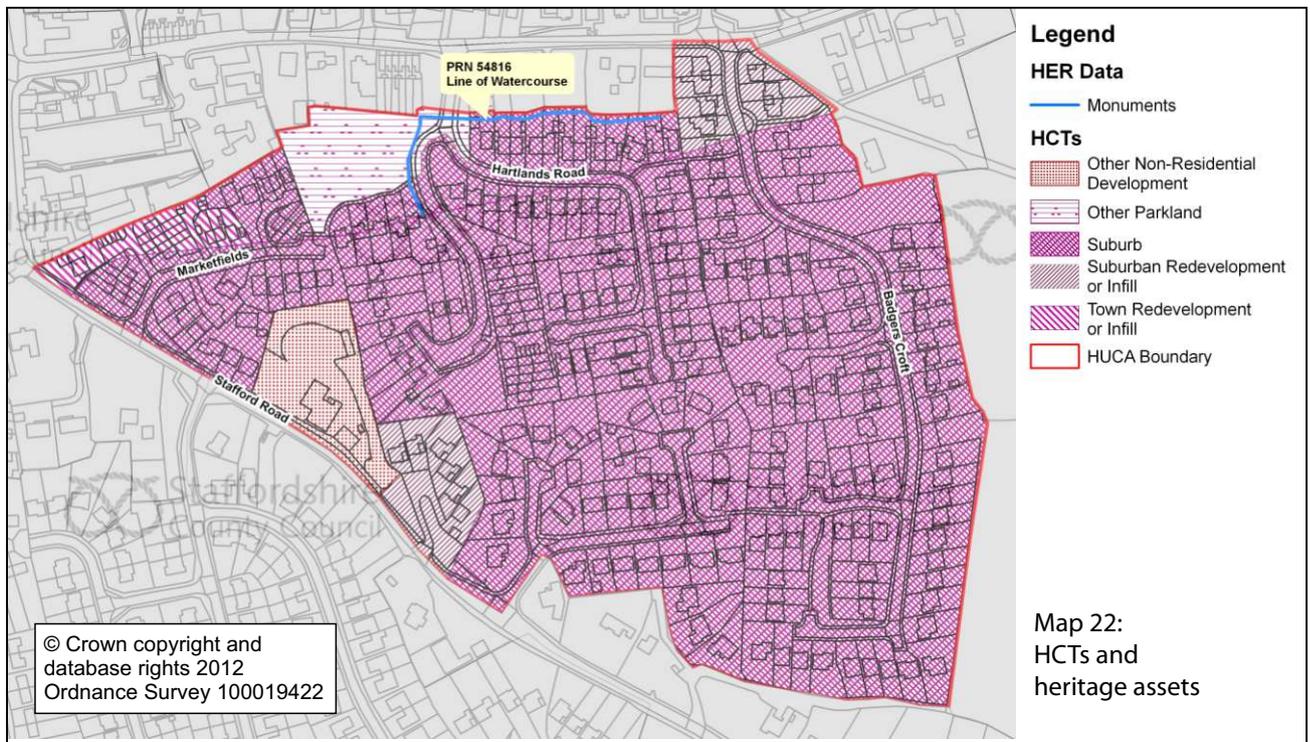
<p>Aesthetic value: The historic buildings contribute to Eccleshall's local character and form one of the principal gateways into the town.</p>	<p>Medium</p>
<p>Communal value: The church forms an important component of Eccleshall as a place of worship for its community. The remainder of the HUCA comprises private residences.</p>	<p>Low</p>

4.8.3 Recommendations

The heritage significance and values have identified the contribution of the late 19th and early 20th century buildings to Eccleshall's local character.

- ◆ The heritage assets could make a positive contribution to economic regeneration of the town. In particular the promotion of the re-use of historic buildings to contribute to sustainable development is recommended (paras. 126 and 131 of NPPF)²⁵⁸. High quality design which is sympathetic to the historic built fabric is the key to retaining the local character of the area as identified in Bullet Point 4 of para. 17 (Core planning principles) and Bullet Point 4 of para. 58 in NPPF.
- ◆ The undesignated historic buildings should be reviewed to identify whether they may fit the national listing criteria. Where this does not apply they should be considered for local listing in line with the recent English Heritage guidance document entitled '*Good Practice for Local Listing: Identifying and Managing Significant Local Heritage Assets*' (2012)²⁵⁹.
- ◆ Overall there is a low potential for below ground archaeological deposits to survive within the HUCA. However, further research may alter our understanding of this potential and where development may be deemed to result in the loss of heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance. This is supported in para. 141 of NPPF²⁶⁰.

4.9 HUCA 9: Marketfields, Hartlands Road and Badgers Croft



4.9.1 Statement of heritage significance and built character

The HUCA is dominated by large-scale residential development dating to the late 20th century. The majority of the houses are detached and lie within an estate comprised of sinuous cul-de-sacs. The HCT 'Other Parkland' represents landscaping, creating public open space, as part of this development. Stafford Road forms the southern boundary of the HUCA, but few buildings are aligned onto it. The exception is a garage which represents the earliest known complex within the HUCA having been established in the mid 20th century (HCT 'Other Non-Residential Development' on map 22).

The HCT 'Suburban Redevelopment or Infill' on map 22 represent two areas which were previously developed. Both represent the sites of large detached houses which had been built in the late 19th century. The area lying adjacent to Stone Road, to the north of the HUCA, was the site of a house known as 'Claremont'. This property had been built partly upon the site of a large tannery, which existed by the mid 19th century and which may have had post medieval origins (cf. 2.5.3.2). A watercourse, which was roughly aligned on the northern boundary of the HUCA probably fed the tannery although it is not known whether this was a natural stream²⁶¹.

To the west houses have been built upon the site of a late 19th century cattle market (cf. Town Redevelopment or Infill' on map 22; cf. map 8).

Map 4 reveals that the northern portion of the HUCA was included in that portion of the town identified in the Bishop's survey of 1622 as being lined with burgage plots. This had therefore probably formed part of the planned medieval town lying between Stone Road and a back lane

known as Sheriffs Row; potentially an extension of 13th century date (cf. 2.4.1.5; map 3, 4 and 5). However, by the mid 19th century part of the HUCA formed fields possibly suggesting either settlement shrinkage in the late medieval period or that the planned burgages were never taken up in the first place (cf. 2.4.1.5). To date no archaeological investigations have been carried out within the HUCA to test this documentary evidence. The southern portion of the HUCA was constructed upon fields formed part of one of Eccleshall's open fields during the medieval period (cf. maps 3 and 4; 2.4.2.1 and 2.5.3.1).

4.9.2 Heritage values

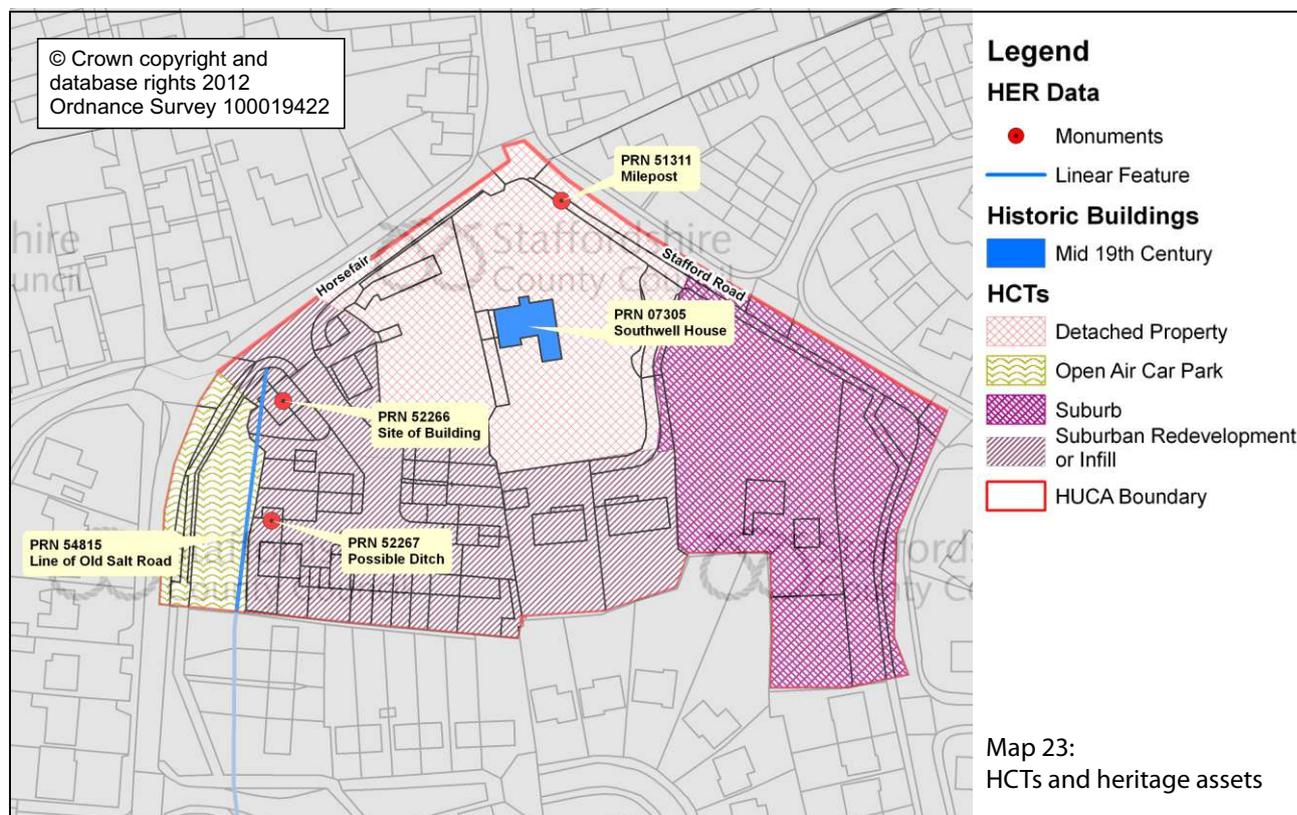
<p>Evidential value: There is the potential for below ground archaeological deposits to survive within the northern portion of the HUCA relating to medieval settlement. Such deposits would contribute to the nature of settlement along the Stone Road from the medieval period onwards. The remainder of the HUCA has lain within an area known to have formed part of the agricultural economy since the medieval period.</p>	<p>High (to the north) Low to the south</p>
<p>Historical value: There are no known heritage assets lying within the HUCA.</p>	<p>Low</p>
<p>Aesthetic value: The HUCA is dominated by housing development which comprises part of Eccleshall's late 20th century expansion.</p>	<p>Low</p>
<p>Aesthetic value: The HUCA comprises housing, which from a heritage perspective is of low value.</p>	<p>Low</p>

4.9.3 Recommendations

The historic character of the HUCA is comprised principally of residential development which occurred the late 20th century. There may have been an earlier phase of settlement originating in the 13th century.

- ◆ There is high potential for below ground archaeological deposits to survive in the northern portion of the HUCA. Where development may result in the loss of these heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance; this is supported in paras. 128 and 141 of NPPF²⁶².

4.10 HUCA 10: Horsefair and Stafford Road



4.10.1 Statement of heritage significance and built character

The Grade II Listed Southwell House, dating to the mid 19th century, is the most prominent building in the HUCA, although it is partially shielded from the road by its mature gardens (HCT 'Detached Property' on map 23)²⁶³. It is a large detached property of two storeys with an engraved stucco façade. A second property also of at least 19th century date stands adjacent on the roadside, although it is likely to have originally formed a row of three (or more) houses. To the south east a second detached house, built in the early 20th century, also stands in its generous grounds (cf. HCT 'Suburb' on map 23). These properties contribute to the historic character of the townscape which includes their large mature gardens. The two 19th century properties lie within the Eccleshall Conservation Area.

Two detached houses were built to the rear of Southwell House, possibly within part of the gardens, in the late 20th century (HCT 'Suburban Redevelopment or Infill on map 23). A small estate of houses was developed upon the site of a possible farmstead on the south side of Horsefair in the early 21st century (HCT 'Suburban Redevelopment or Infill on map 23 to the south west of Southwell House). An archaeological watching brief revealed two floor surfaces the latest being a brick surface which replaced an earlier lime mortar surface. Neither floor was dated, but the property had been established upon land which had previously been in cultivation²⁶⁴. Map evidence suggests that the property existed by the early 19th century, and may have formed part of the settlement in this area indicated on Yates' map (1775). Maps 3 and 4

²⁶⁵ Staffordshire HER: PRN 52267; Owen 2002: 5
²⁶⁶ Spufford and Spufford 1964: 49
²⁶⁷ Staffordshire HER: PRN 54815
²⁶⁸ Staffordshire Borough Council. 2001. Web: <http://www.staffordbc.gov.uk/eccleshall-conservation-area>
²⁶⁹ Department for Communities and Local Government 2012. Web: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf>
²⁷⁰ Ibid.

suggest that where the earlier history is known within the HUCA that the landscape had formed part of the open fields belonging to Eccleshall by at least the medieval period (cf. 2.4.2.1). These fields were probably enclosed piecemeal during the post medieval period (cf. 2.5.3.1).

The same archaeological watching brief also identified a large cut feature, interpreted as a large ditch, running north-south²⁶⁵. The area viewed in the excavation identified that it was a minimum of 4m in width. It is likely that this feature is the bottom end of a hollow way marking the former line of the road from Newport. Spufford and Spufford²⁶⁶ state that this road was formerly known as the 'Old Salt Road' and its route is marked on the second edition 25" OS map (cf. 2.4.1.4)²⁶⁷.

4.10.2 Heritage values

Evidential value: The evidence suggests that the earliest settlement within the HUCA is likely to be of 18th or 19th century date; the area having formed part of the agricultural economy by at least the medieval period. There is the potential for further deposits relating to the hollow way to survive within the HUCA.	Low
Historical value: The legible heritage assets comprise the three historic buildings of which Southwell Street is Grade II Listed. These properties date to the 19th and early 20th century.	High
Aesthetic value: The historic buildings contribute to the historic character of the area. Southwell House and the property to the south west lie within the Eccleshall conservation Area. Some redevelopment has occurred intensifying the built character of the HUCA.	Medium
Aesthetic value: The historic character of the HUCA can be appreciated from street level, although the buildings comprise private houses.	Low

4.10.3 Recommendations

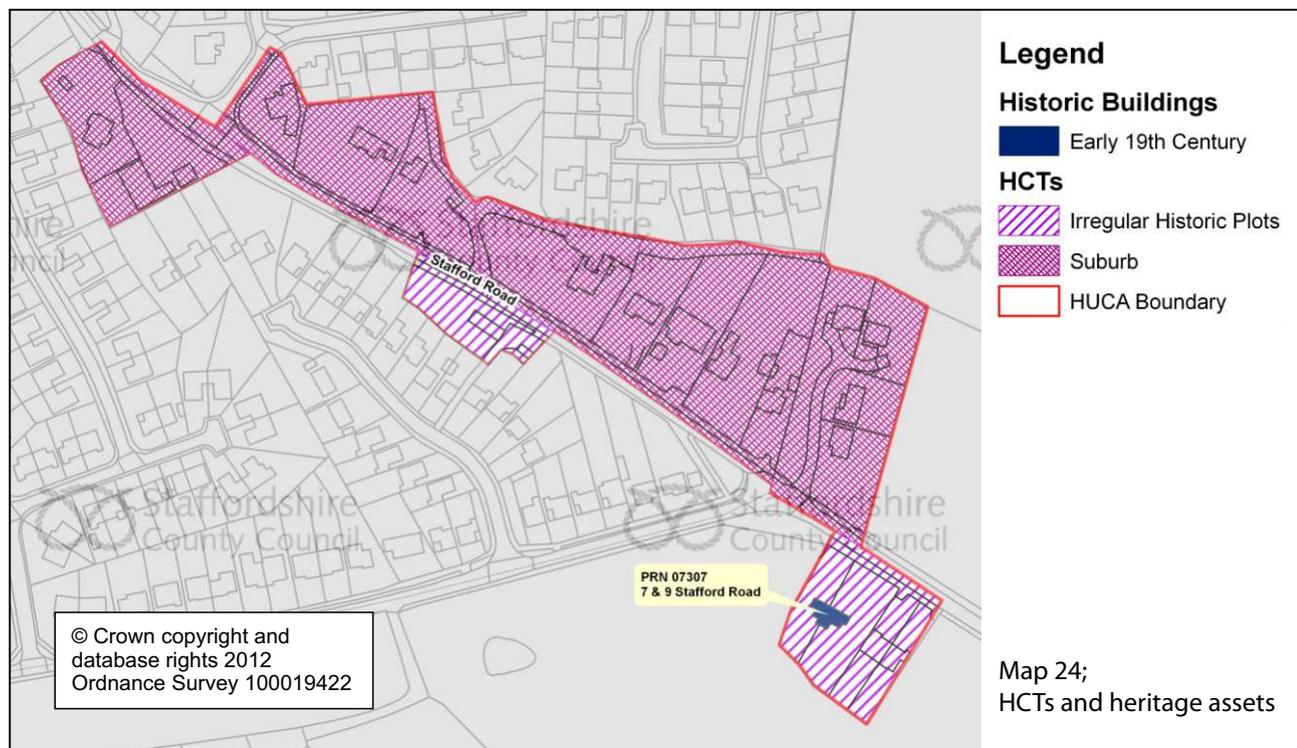
The historic buildings contribute to Eccleshall's historic character.

- ◆ Where alterations or changes are proposed to the buildings, whether Listed or unlisted, within the Conservation Area the applicant should refer to the Eccleshall Conservation Area Appraisal and consultation with the Stafford Borough Conservation Officer should take place in the first instance²⁶⁸. All of the designated heritage assets and their settings are covered under para. 132 of NPPF²⁶⁹. The boundary of the Conservation Area could be reviewed to incorporate the early 20th century house which complements the historic character of the south side of Horsefair.
- ◆ The heritage assets could make a positive contribution to economic regeneration of the town. In particular the promotion of the re-use of historic buildings to contribute to sustainable development is recommended (paras. 126 and 131 of NPPF)²⁷⁰. High quality design which is

sympathetic to the historic built fabric is the key to retaining the local character of the area as identified in Bullet Point 4 of para. 17 (Core planning principles) and Bullet Point 4 of para. 58 in NPPF.

- ◆ The undesignated historic buildings should be reviewed to identify whether they may fit the national listing criteria. Where this does not apply they should be considered for local listing in line with the recent English Heritage guidance document entitled '*Good Practice for Local Listing: Identifying and Managing Significant Local Heritage Assets*' (2012)²⁷¹.
- ◆ Overall there is a low potential for below ground archaeological deposits to survive within the HUCA. However, further research may alter our understanding of this potential and where development may be deemed to result in the loss of heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance. This is supported in para. 141 of NPPF²⁷².

4.11 HUCA 11: Stafford Road



4.11.1 Statement of heritage significance and built character

The HUCA represents the expansion of Eccleshall along the Stafford Road with the construction of large detached properties in generous grounds over a number of years.

The earliest extant settlement within the HUCA lies on the south western side of the road (HCT 'Irregular Historic Plots' on map 24). These two discrete areas of settlement probably originated in the early 19th century. The furthest north of these is a single cottage, fronting onto Stafford Road, which is surrounded by later properties (the latter all face away from the main road and have been incorporated into HUCA 12). The southern most point of the HUCA comprises four houses, the earliest of which are Grade II Listed and were built in the early 19th century (the other two are later). These properties project beyond the built area of Eccleshall and are surrounded by fields. A large late 19th century property, The Mount, represents the earliest development upon the north side of Stafford Road (cf. map 11). Further large properties were constructed to the south in the early 20th century. The remaining properties have been constructed as infill development in a piecemeal fashion during the mid to late 20th century. These detached houses are all aligned onto the road. The limit of development on the north side of Stafford Road is a short cul-de-sac of detached houses which was constructed in the late 20th century.

Prior to development the HUCA had comprised a field pattern which had originated as part of one of Eccleshall's medieval open fields (cf. 2.4.2.1 and 2.5.3.1).

4.11.2 Heritage values

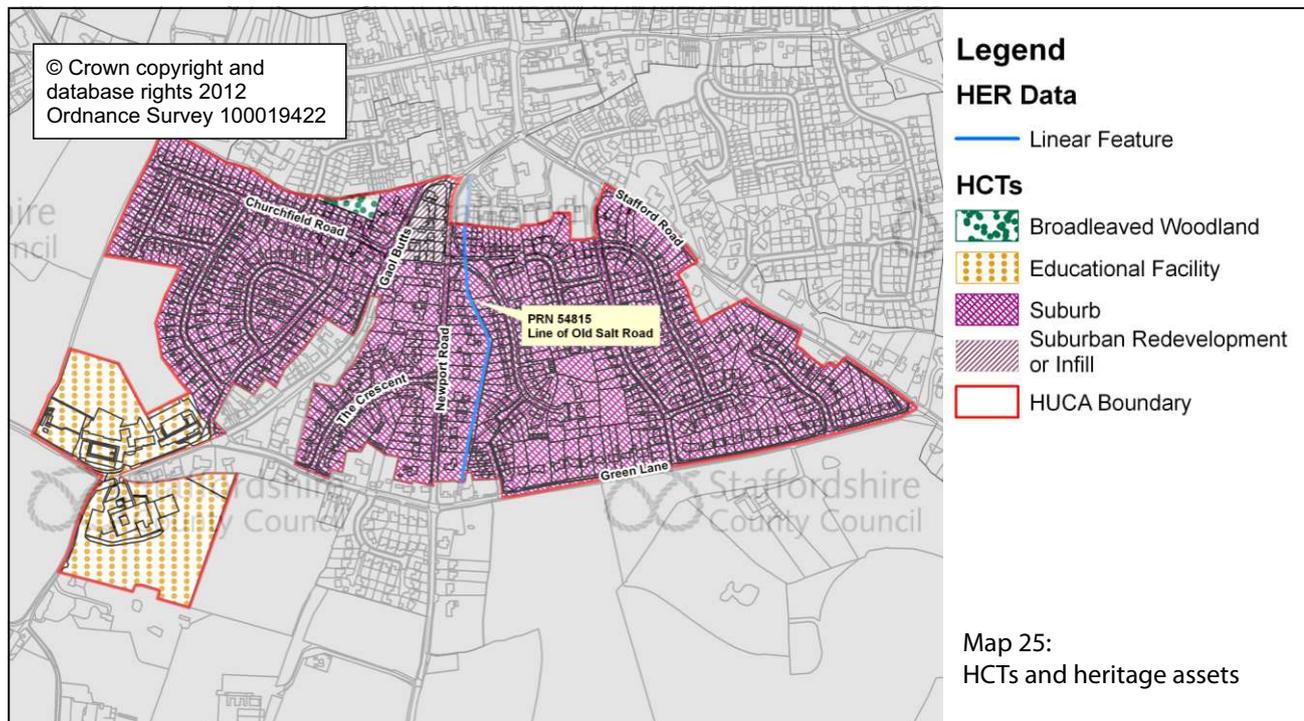
Evidential value: The HUCA lay within an area of fields, some of which are known to have been in agricultural use since at least the medieval period, until the earliest known development in the 19th century.	Low
Historical value: The legible heritage assets comprise the historic buildings including the Grade II Listed pair of early 19th century houses.	Medium
Aesthetic value: The historic buildings contribute to Eccleshall's over all local character and form an important part of the Stone Road's townscape.	Medium
Communal value: The HUCA comprises private housing and from a heritage perspective its community value is low.	Low

4.11.3 Recommendations

The heritage significance and values have identified the contribution of the historic buildings to Eccleshall local character.

- ◆ The heritage assets could make a positive contribution to economic regeneration of the town. In particular the promotion of the re-use of historic buildings to contribute to sustainable development is recommended (paras. 126 and 131 of NPPF)²⁷³. High quality design which is sympathetic to the historic built fabric is the key to retaining the local character of the area as identified in Bullet Point 4 of para. 17 (Core planning principles) and Bullet Point 4 of para. 58 in NPPF.
- ◆ The undesignated historic buildings should be reviewed to identify whether they may fit the national listing criteria. Where this does not apply they should be considered for local listing in line with the recent English Heritage guidance document entitled '*Good Practice for Local Listing: Identifying and Managing Significant Local Heritage Assets*' (2012)²⁷⁴.
- ◆ Overall there is a low potential for below ground archaeological deposits to survive within the HUCA. However, further research may alter our understanding of this potential and where development may be deemed to result in the loss of heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance. This is supported in para. 141 of NPPF²⁷⁵.

4.12 HUCA 12: South of Eccleshall



4.12.1 Statement of heritage significance

The HUCA represents the gradual expansion of Eccleshall during the mid and late 20th century mostly upon fields which lay between the town and earlier settlement lying at the junction of Gaol Butts and Cross Butts (HUCA 13).

Map 11 reveals that the mid 20th century development mostly occurred in the area between Newport Road and Stafford Road. Some further infilling between properties in this area occurred in the late 20th century. The largest, a late 20th century housing estate was built to the west of the Gaol Butts. The housing across the entire HUCA reflects the overall piecemeal nature of development revealing a mix of semi-detached and detached houses as well as different architectural detailing. The majority of the new roads are sinuous many of them terminating as cul-de-sacs.

To the far south west, at the limit of Eccleshall's built-up area, are two schools both of which originated in the mid 20th century to serve the advancing suburbs (HCT 'Education Facility' on map 25).

Prior to development in the 20th century, the HUCA had comprised a field pattern which had originated as part of one of Eccleshall's medieval open fields (cf. 2.4.2.1 and 2.5.3.1). To the far north of the HUCA the HCT 'Suburban Redevelopment or Infill' (on map 25) represents mid 20th century housing development upon the site of a 19th century timber yard.

The line of a former road from Newport is marked on the second edition 25" OS map as an earthwork, although it is unclear following housing development whether any of it survives

above ground (cf. 2.4.1.4)²⁷⁵. Spufford and Spufford²⁷⁶ state that this road was formerly known as the 'Old Salt Road'.

4.12.2 Heritage values

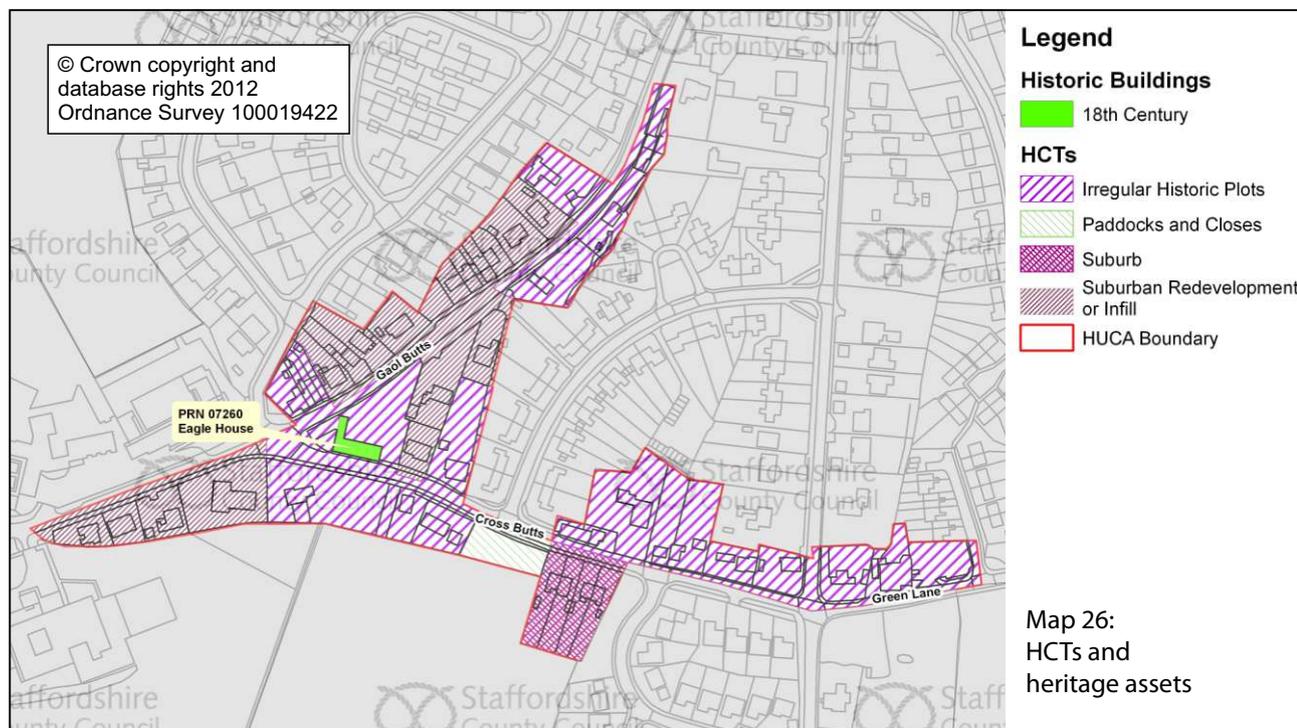
Evidential value: The HUCA had formed part of Eccleshall's agricultural economy from at least the medieval period. The line of the 'Old Salt Road' appears to pass through the HUCA and there is the potential for archaeological deposits relating to it to survive which may provide evidence for its origins.	Low
Historical value: There are currently no known legible heritage assets.	Low
Aesthetic value: The character of the HUCA is dominated by mid and late 20th century suburban expansion.	Low
Communal value: The HUCA comprises private housing and from a heritage perspective its community value is low.	Low

4.12.3 Recommendations

The heritage significance and values has identified that the late 19th century house contributes to Eccleshall's wider local character.

- ◆ Overall there is a low potential for below ground archaeological deposits to survive within the HUCA. However, further research may alter our understanding of this potential and where development may be deemed to result in the loss of heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance. This is supported in para. 141 of NPPF²⁷⁸.

4.13 HUCA 13: Gaol Butts and Cross Butts



4.13.1 Statement of heritage significance

The HUCA concentrates upon Gaol Butts and Cross Butts where settlement had been established by at least the early 19th century (HCT 'Irregular Historic Plots' on map 26; cf. map 11). This settlement developed piecemeal and is mostly comprised of cottages many of which were probably established in the early to late 19th century. The earliest known building, however, is the Grade II Listed Eagle House a three storey property dated to the 18th century (plate 16)²⁷⁹. The earliest history of this property is currently unclear.

It is likely that the houses in Gaol Butts in particular were built at a time when Eccleshall's involvement in shoemaking was expanding (cf. 2.6.1.3 and 2.6.3.2). Some of the properties on the north side of Cross Butts, originating in the early or mid 19th century, have subsequently been altered and enlarged. The Badger Public House, lying within this area (on Green Lane), originated in the mid 19th century as The Railway Inn, anticipating the arrival of a railway which was ultimately never built (cf. 2.6.5).

The HCT 'Suburban Redevelopment and/or Infill' represents the construction of houses in the mid and late 20th century. Along the west side of Gaol Butts and the south side of Shaw Lane this piecemeal development of modern houses represents both infill between earlier properties and the replacement of others. On the eastern side of Gaol Butts/north of Cross Butts the modern houses were built upon land lying between Eagle House and Elm Cottage to the east. On the south side of Cross Butts one historic property was lost (HCT 'Paddocks and Closes on HUCA 13 map) whilst two pairs of semi-detached properties were constructed adjacent; all in the mid 20th century.

Plate 16: Eagle House



4.13.2 Heritage values

Evidential value: There is the potential for below ground archaeological remains to survive relating to the historic settlement within the HUCA, which could provide information about its origins and economic role in Eccleshall's history. Of particular significance is the extant paddock within the HUCA as being free of development. The historic settlement within the HUCA forms an important aspect of Eccleshall's economic and social history. There is the potential for some of the historic buildings, particularly in Gaol Butts, to retain evidence for their role in Eccleshall's social and economic history.

Medium

Historical value: The legible heritage assets comprise the historic properties and the form of their plots. This includes the Grade II Listed Eagle House. The cottages in Gaol Butts in particular are likely to be associated with the 19th century shoemaking which was carried out as a domestic industry in Eccleshall.

High

²⁸⁴ Department for Communities and Local Government 2012. Web: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf>

²⁸⁵ English Heritage 2012: <http://www.helm.org.uk/>

²⁸⁶ Staffordshire Borough Council. 2001. Web: <http://www.staffordbc.gov.uk/eccleshall-conservation-area>

²⁸⁷ Department for Communities and Local Government 2012. Web: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf>

²⁸⁸ Ibid.

<p>Aesthetic value: The integrity of the historic character has been impacted to a degree by the redevelopment and infilling of mid to late 20th century housing. This area originated as the piecemeal development of housing, particularly cottages, and many of the historic plots survive. The modern houses were also constructed in a piecemeal fashion, between the mid and late 20th century. There has been some alteration and enlargement of the earlier properties within the HUCA.</p>	<p>Medium</p>
<p>Communal value: The HUCA had an important role to play in Eccleshall's history and this remains legible within the townscape in the form of the historic buildings. The HUCA could form part of the interpretation of the town's history, although the properties themselves are in private ownership.</p>	<p>Medium</p>

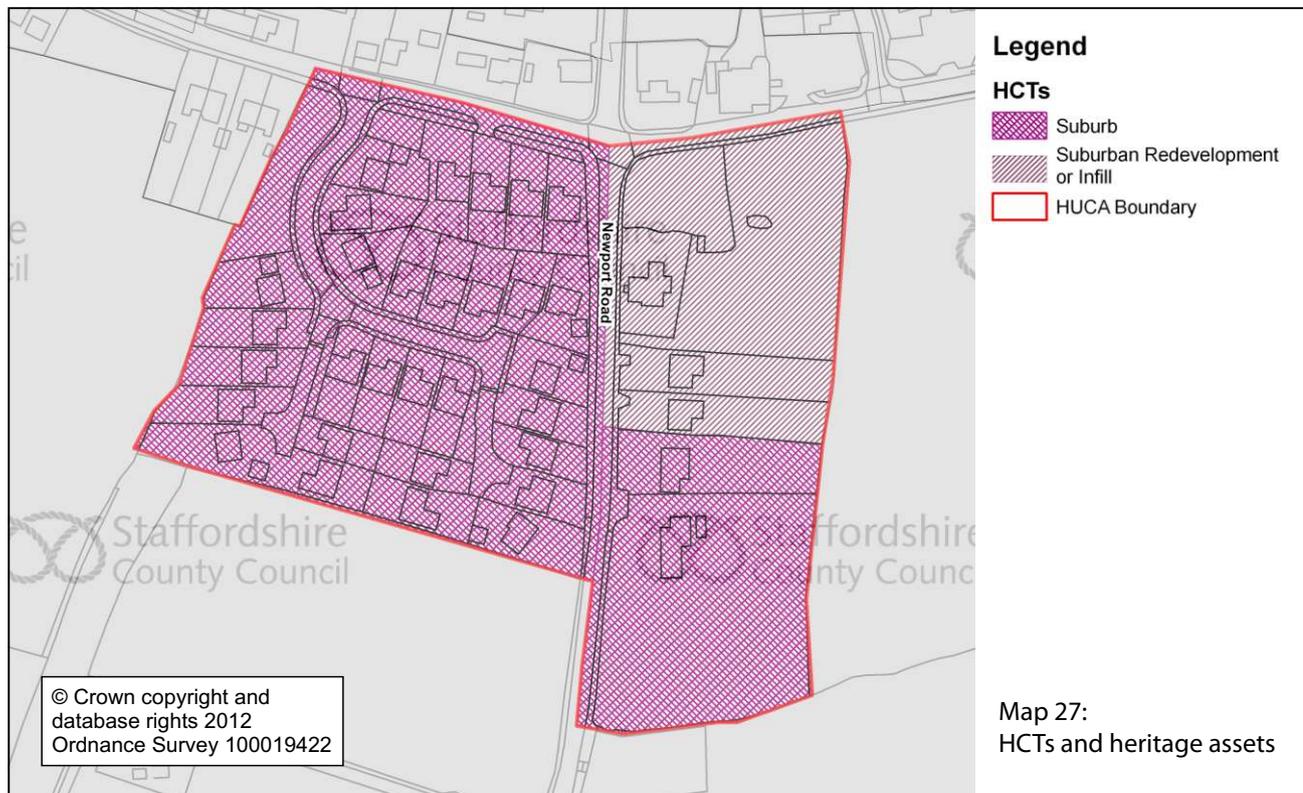
4.13.3 Recommendations

The heritage significance and values have identified that the historic buildings form an important aspect of Eccleshall's history and local character.

- ◆ The sympathetic restoration or enhancement of the historic buildings, both Listed and unlisted, would strengthen the historic character and the quality of the wider townscape and the Conservation Area for the benefit of this and future generations (Bullet Point 10 of para 17 (Core planning principles) of NPPF²⁸⁰). The heritage assets also make a positive contribution to the tourist economy of the town. Locally important buildings should be considered for local listing in line with the recent English Heritage guidance document entitled '*Good Practice for local heritage listing*' (2012)²⁸¹
- ◆ Where alterations or changes are proposed to the buildings, whether Listed or not, within the Conservation Area the applicant should refer to the Eccleshall Conservation Area Appraisal and consultation with the Stafford Borough Conservation Officer should take place in the first instance²⁸². Any works on or within the vicinity of the Grade I Listed building should consult English Heritage in advance of any works. All of the designated heritage assets and their settings are covered under para. 132 of NPPF²⁸³.
- ◆ There is the potential for below ground archaeological deposits to survive within the HUCA. There is also the potential for historic buildings to retain earlier architectural elements which could inform their origins, development and function. Where development may result in the loss of these heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance; this is supported in paras. 128 and 141 of NPPF²⁸⁴.
- ◆ Change within the HUCA should be sympathetic to the area's historic character. In particular the promotion of the re-use of historic buildings to contribute to sustainable development is recommended (paras. 126 and 131 of NPPF). High quality design which is sympathetic to the historic built fabric is the key to retaining the local character of the area as identified in Bullet Point 4 of para. 17 (Core planning principles) and Bullet Point 4 of para. 58 in NPPF.

- ◆ Any appropriate development within this HUCA should look to improve the historic character and sense of place within the nearby public realm. Where this concerns work within a Conservation Area this may be achieved through consultation with the Stafford 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' document²⁸⁵. This approach is supported in PPS 5 policy HE 3.4 and policy HE 7.5.

4.14 HUCA 14: Newport Road



4.14.1 Statement of heritage significance and built character

The HUCA lies along the north-south route, Newport Road, which was turnpiked in the 1760s²⁸⁶. It is unclear at what date the road itself may have been constructed; the analysis of the medieval town plan (2.4.1.5) has led to the suggestion that it may have been created as a result of the turnpiking (cf. map 5). An earlier route known as 'Old Salt Road' is recorded in documents and fragmentary evidence of its alignment is shown on the second edition 25" OS map; its origins may pre-date the creation of the medieval town (cf. 2.4.1.5; HUCAs 10 and 12).

The character of the HUCA is dominated by suburban expansion which occurred in the mid and late 20th century (HCT 'Suburb' and 'Suburban Redevelopment and/or Infill' on map 27). To the west of the Newport Road the properties lie within a late 20th century estate comprising a cul-de-sac, the houses all being two-storey detached properties. None of the houses front directly onto the main road. On the eastern side of the HUCA the houses front onto the Newport Road; the two large detached houses comprising HCT 'Suburb' (HUCA 14 map) in this area date to the mid 20th century. To the north the two late 20th century houses were built upon the site of an earlier house (of probable late 19th century date). One further property, probably also of late 19th century date, but considerably enlarged to the rear, survives in this area within its substantial grounds.

The housing was built over fields, which had once formed part of one of Eccleshall's open fields during the medieval period (cf. 2.4.2.1 and 2.5.3.1).

4.14.2 Heritage values

<p>Evidential value: The HUCA lay within an area of fields, some of which are known to have been in agricultural use since at least the medieval period, until the earliest known development in the late 19th century. The line of the 'Old Salt Road' appears to pass through the HUCA and there is the potential for archaeological deposits relating to it to survive which may provide evidence for its origins.</p>	<p>Low</p>
<p>Historical value: The only known legible heritage asset within the HUCA is the late 19th century enlarged house.</p>	<p>Low</p>
<p>Aesthetic value: The character of the HUCA is dominated by mid and late 20th century suburban expansion. The late 20th century housing estate is uniform in its style, but the housing along Newport is more eclectic being of different dates. The late 19th century house contributes to the wider local character, particularly that of HUCA 13 to the north.</p>	<p>Low</p>
<p>Communal value: The HUCA comprises private housing and from a heritage perspective its community value is low.</p>	<p>Low</p>

4.14.3 Recommendations

The heritage significance and values has identified that the late 19th century house contributes to Eccleshall's wider local character.

- ◆ Overall there is a low potential for below ground archaeological deposits to survive within the HUCA. However, further research may alter our understanding of this potential and where development may be deemed to result in the loss of heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance. This is supported in para. 141 of NPPF²⁸⁷.

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Staffordshire Extensive
Urban Survey

Eccleshall

Historic Character Assessment



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