

Penkridge

Historic Character Assessment



Staffordshire Extensive Urban Survey

Penkridge

Controlled Document

| | | | |
|--|------------|----------|---|
| Staffordshire County Council Document No: | EC4609.R16 | | |
| Status: | Final | Rev. No: | 2 |

| | Name | Signature | Date |
|---------------|---------------|-----------|------------|
| Prepared by: | Debbie Taylor | | 29/10/2012 |
| Checked by: | Suzy Blake | | 17/06/2013 |
| SCC Approved: | Stephen Dean | | 13/11/2012 |

Revision Record

| Rev. | Date | By | Summary of Changes | Chkd | Aprvd |
|------|------------|-----|---|------|-------|
| 1. | 11/12/2012 | DAT | Following edits and comments from Stephen Dean. | SAD | SAD |
| 2. | 20/02/2012 | DAT | Following comments from Paul Collins, South Staffordshire Council and from Robert Maddocks, Penkridge History Society | SAD | SAD |

Contents

| | |
|---|-----------|
| Executive Summary | 5 |
| Introduction | 9 |
| Background | 9 |
| Aim | 10 |
| Outputs | 10 |
| Part One: Background And Setting | 11 |
| Section Summary | 11 |
| 1. Setting | 13 |
| 1.1 Location | 13 |
| 1.2 Geology and topography | 13 |
| 1.3 Sources | 14 |
| 2. Context and Historical Development | 15 |
| 2.1 Prehistoric | 15 |
| 2.2 Roman (49AD to 409AD) | 16 |
| 2.3 Early Medieval (410 to 1065) | 18 |
| 2.4 Medieval (1066 to 1499) | 21 |
| 2.5 Post Medieval (1500 to 1699) | 28 |
| 2.6 18th & 19th century (1700 to 1899) | 34 |
| 2.7 20th & 21st century (1900 to circa 2009) | 43 |
| Part Two: Characterisation And Assessment | 46 |
| Section Summary | 46 |
| 3. Statement of Historic Urban Character | 48 |
| 3.1 Definition of Historic Character Types (HCTs) | 48 |
| 3.2 Statement of Historic Urban Character (HUC) | 48 |
| 4. Assessment of Historic Urban Character Areas (HUCA) | 53 |
| 4.1 HUCA 1: St Michael's Church | 54 |
| 4.2 HUCA 2: Stafford Road and Goods Station Lane | 59 |
| 4.3 HUCA 3: Penk Valley | 62 |
| 4.4 HUCA 4: Mill Street and Stanford Close | 65 |
| 4.5 HUCA 5: Stone Cross and Clay Street | 67 |
| 4.6 HUCA 6: Market Place and Market Street | 72 |
| 4.7 HUCA 7: Horsefair and Mill Street | 78 |
| 4.8 HUCA 8: Haling Road, Marsh Lane and Littleton Crescent | 81 |
| 4.9 HUCA 9: Cannock Road | 84 |
| 4.10 HUCA 10: Francis Green Road and Croydon Drive | 87 |
| 4.11 HUCA 11: Princefield and Wolgarston | 90 |

| | |
|--|------------|
| 4.12 HUCA 12: Boscomoor | 93 |
| 4.13 HUCA 13: West of Wolverhampton Road | 95 |
| 4.14 HUCA 14: St Michael's Road | 98 |
| 5. Bibliography | 101 |

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 13).

The Historical Development of Penkridge

Prehistoric and Roman activity has been identified within the wider landscape around Penkridge. Much of the evidence is known from aerial photographs and through the recovery of stray finds; many of the sites have been interpreted as having Bronze Age origins. Two possible Iron Age farmsteads have been identified from aerial photographs to the north east and south west of the town. This activity would complement the known Iron Age activity excavated at Acton Trussell and points to a well-developed agricultural landscape centred around small farmsteads and larger villa centres.

If the farmsteads previously identified are of Iron Age origin it is possible that they continued to function into the Roman period. However, known Roman activity to date appears to be concentrated along Watling

Street (now the A5) and a network of minor roads which link into it in the area south west of Penkridge. At least three Roman forts and a number of marching camps (some of which are Scheduled) were established along Watling Street in this area. An enclosed settlement, identified as Pennocrucium, straddles Watling Street and archaeological excavation at this site has recovered evidence for buildings.

It is considered that there is a link between Roman Pennocrucium and the later settlement of Penkridge and that settlement shift may have commenced during the post-Roman period. However, the date, timescale and process of this settlement drift is currently not known.

Penkridge is almost certainly the site of a minster church which is believed to have been established in the early/mid 10th century (although as a type of ecclesiastical institution they start to be founded from circa 650). The territories administered by minster churches were often based upon Roman estates. The site of the minster church is most likely to have lain in the area of the extant St Michael and All Saints Church. A community of clerics is recorded in Domesday Book (1086) and the site continued to house a religious community (as a collegiate church) until the Dissolution in the mid 16th century. The location of the various buildings used by the community are not known, but the extent of the possible religious site appears to have been fossilised on a mid 18th century map.

Settlement is recorded in Domesday Book (1086) and is likely to have existed by (or before) the establishment of the minster church. The earliest location for settlement at Penkridge has not yet been determined. It is assumed that the earliest settlement had a marketing function which may have been located in the part of the town still known as Stone Cross (although this area was significantly altered in the 1930s).

In the 13th century the manor was granted to the Archbishop of Dublin who retained a third (later to be known as Deanery Manor) and granted the remainder to his nephew, Andrew le Blund or Blount (Penkridge Manor). It is the Blount family who are credited with creating the planned town probably around the time that they were granted a market charter in 1244. They created the Market Place (at the eastern end of Market Street) and laid out burgage plots along Stone Cross/Clay Street (now the A449) and Market Street. There is also evidence for possible burgage plots along Cannock Road, although it is not clear whether they were ever occupied.

During the post medieval period the Littleton family were amassing land in the area around Penkridge. In 1543 they leased the Deanery Manor from the Archbishop of Dublin for 80 years and purchased the site in 1585. They were leasing Penkridge Manor from 1583 until they purchased it in 1749. The Littleton's estate was sold off piecemeal between 1918 and the 1950s. Architectural detailing within extant historic buildings have been attributed to their influence and they were responsible for the construction of the schools in Market Place as well as the Almshouses on New Road (1866) and the former Reading Room on Market Street (1885).

It is currently unclear to what extent the settlement pattern may have changed during the post medieval period. However, squatter settlement was established during this period on the edges of The Marsh, to the north of the town. Gentlemen's residences began to be established on the edges of the town during the 19th century; the phenomenon may be associated with the construction of the railway in the 1830s and the opening of a railway station in the town. The town was quite economically diverse during the 19th century as is shown by a number of Trade Directories.

During this period the importance of the market fluctuated, but from the 16th century until the early 20th century Penkridge was famous for its September horse fair. By the 1860s cattle were also being traded and this continued into the 20th century. A cattle market was established adjacent to the railway in the mid 20th century and continues to host a twice weekly general market.

One of the most significant changes to the Penkridge's townscape occurred in the 1930s when the main north-south route (now the A449) was widened and straightened resulting in the loss of historic buildings and the possible market place at Stone Cross. Many of the buildings along this road date from this period and include the George and Fox Inn and the Methodist Church. Important historic buildings including the two Grade II Listed inns The Littleton Arms and the 17th century timber-framed White Hart (which originated as a house) survive along this axis. The greatest period of growth occurred in the mid and late 20th century when large-scale housing development began to occur around the historic core.

Characterisation and Assessment

- ◆ The legible historic character of the planned medieval town survives within **HUCA 6** and comprises burgage plots, a market place and the street pattern. **HUCA 1** contains the Grade I Listed St Michael and All Saints Church with its churchyard and three earlier timber framed properties lying to the north which are potentially of medieval origin (including the Grade II* Listed The Deanery). Timber framing makes a significant contribution to the built character of both HUCAs. The highest number of Listed buildings (including the Grade I and Grade II* buildings already mentioned) lie within these two HUCAs and both lie within part of the Penkridge Conservation Area.
- ◆ Part of the area of the medieval town also lies within **HUCA 5** whose historic character was significantly altered when the A449 was upgraded in the 1930s. Early buildings do survive within the HUCA including the Grade II Listed 17th century 'Railway Inn'. The majority of the buildings, however, post-date the road widening; significant among these are the 'George and Fox Inn' and the Methodist Church which are probably contemporary with the road building. **HUCA 9** has also been identified as potentially having initially formed part of the medieval planned town; although by the mid 18th century many of the plots appear to be paddocks. This suggests that either there was settlement shrinkage or that settlement was never established upon the planned burgage plots.
- ◆ Evidence for potentially post medieval settlement (including squatter settlement) survives in **HUCA 7**. The built heritage of the HUCA includes the Grade II Listed 'Mill End' which may be associated with the extant Town Mill lying in **HUCA 3**. A Grade II Listed timber framed 17th century house also survives, located away from the main settlement core, in **HUCA 10**.
- ◆ The Staffordshire and Worcestershire Canal (designated a Conservation Area) forms an important part of the historic character of **HUCA 9** where late 18th century structures (a lock and bridge) as well as a lock keeper's cottage and the Grade II Listed early 19th century Boat Inn are prominent heritage assets. These buildings are associated with early 19th century cottages and a wharfinger's house; the latter had been associated with a canal wharf, but this site has been redeveloped. The canal is also a prominent feature of **HUCA 8** and **HUCA 11**; the 18th century 'Cross Keys Inn' probably originated to serve the boating community in HUCA 11.
- ◆ Gentlemen's houses were established on the outskirts of the town in the 19th century and include the Grade II Listed Haling Grove in **HUCA 9** and the Grade II Listed Rock House in **HUCA 10**. Other gentlemen's residences were constructed in **HUCA 2** and **HUCA 14**. The latter includes St Michael's Road which was probably built to serve the railway station (also located in the HUCA) in the mid 19th century.
- ◆ Modern development, of mid 20th, late 20th and early 21st century date, dominates **HUCA 2, HUCA 4, HUCA 8, HUCA 10, HUCA 11** and **HUCA 13**. Mid and late 20th century industrial and retail development dominates the character of **HUCA 12**. Earlier properties survive within all of these areas.

- ◆ The assessment has also identified a high potential for below ground archaeological remains to survive within **HUCA 1, HUCA 3** and **HUCA 6**. Further archaeological potential has been identified within **HUCA 4, HUCA 5, HUCA 7, HUCA 8, HUCA 9, HUCA 10, HUCA 13** and **HUCA 14**. Other sites, currently unknown, also have the potential to survive within the EUS project area.

¹ Hunt nd.

² Ibid.

³ Ibid.

⁴ South Staffordshire Council nd.

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 Penkridge 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 Penkridge qualified on five counts in that it was identified as a town or borough by three eminent historians and there are references to burgesses or burgages². 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. However, by the 21st century Penkridge has lost some of its status and is no longer considered to be a town by South Staffordshire Council. South Staffordshire Council has identified it as one of nine Main Service Villages within the District⁴.

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

⁵ **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)

⁶ Hunt (nd.)

⁷ William Salt Library Contacts Web page:
<http://www.staffordshire.gov.uk/leisure/archives/williamsalt/ContactDetails/home.aspx>

and historical geographers who identified the medieval or early post medieval characteristics determining how towns differ from rural settlements. Such criteria included the form of the settlement; the presence of burgage plots⁵ 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 settlement⁶.

Aim

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

Outputs

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

The principal outputs are the Historic Character Assessment reports for each town. These are available as hard copies located at the William Salt Library⁷, but are also accessible through the Staffordshire County Council website⁸. The national programme is currently held on the ADS website⁹.

⁸ Extensive Urban Survey page on the Staffordshire County Council website:
<http://www.staffordshire.gov.uk>

⁹ Archaeology Data Service website: <http://ads.ahds.ac.uk/>

Part One: Background and Setting

Section Summary

- ◆ Prehistoric evidence has been identified in the area around Penkridge, but it is activity during the Roman period for which the area is best known. The evidence for the latter comprises a network of roads, the most significant of which is Watling Street (now the A5). Several forts and marching camps were established to the north and south of the road. An enclosed settlement, Pennocrucium, was built straddling the road. A number of these features have been the subject of limited archaeological work.
- ◆ Penkridge is almost certainly the site of a minster church which is believed to have been established in the early/mid 10th century (although as an institution minsters first start to be founded from circa AD650). The site of the minster church is most likely to have lain in the area of the extant St Michael and All Saints Church. A community of clerics is recorded at Domesday Book (1086) and a religious community (as a collegiate church) continued to be housed here until the Dissolution in the mid 16th century. The location of the various buildings used by the community are not known, but the extent of the possible religious site appears to have been fossilised on a mid 18th century map. The earliest settlement has not been determined with any certainty.
- ◆ The Blount family, as lords of Penkridge Manor, are credited with creating the planned town probably around the time that they were granted a market charter in 1244. They created the Market Place (at the eastern end of Market Street) and laid out burgage plots along Stone Cross/Clay Street (now the A449) and Market Street. There is also evidence for possible burgage plots along Cannock Road, although it is not clear whether they were ever occupied.
- ◆ It is currently unclear to what extent the settlement pattern may have changed during the post medieval period. However, squatter settlement was established during this period on the edges of The Marsh, to the north of the town. Gentlemen's residences began to be established on the edges of the town during the 19th century; the phenomenon may be associated with the construction of the railway in the 1830s and the opening of a railway station in the town in 1837. The town was quite economically diverse during the 19th century as is shown by a number of Trade Directories.
- ◆ Much of the land around Penkridge was bought by the Littleton family throughout the post medieval period. They acquired the Deanery Manor in 1585 and Penkridge Manor in 1749. The estate was sold off during the early and mid 20th century. However, their influence can be traced within the architecture of the town.
- ◆ From the post medieval period Penkridge was famous for its horse fair. By the 1860s cattle were also being traded and this continued into the 20th century. A cattle market was established adjacent to the railway in the mid 20th century and continues to host a twice weekly general market.
- ◆ One of the most significant changes to Penkridge's townscape occurred between 1932 and 1934 when the main north-south route (now the A449) was widened and straightened resulting in the loss of historic buildings and the possible market place at Stone Cross. Many of the buildings along this road date from this period and include the George and Fox Inn and the Methodist Church. Important historic buildings including the two Grade II Listed inns The Littleton Arms and the 17th century timber-framed White Hart (which

originated as a house) survive along this axis.

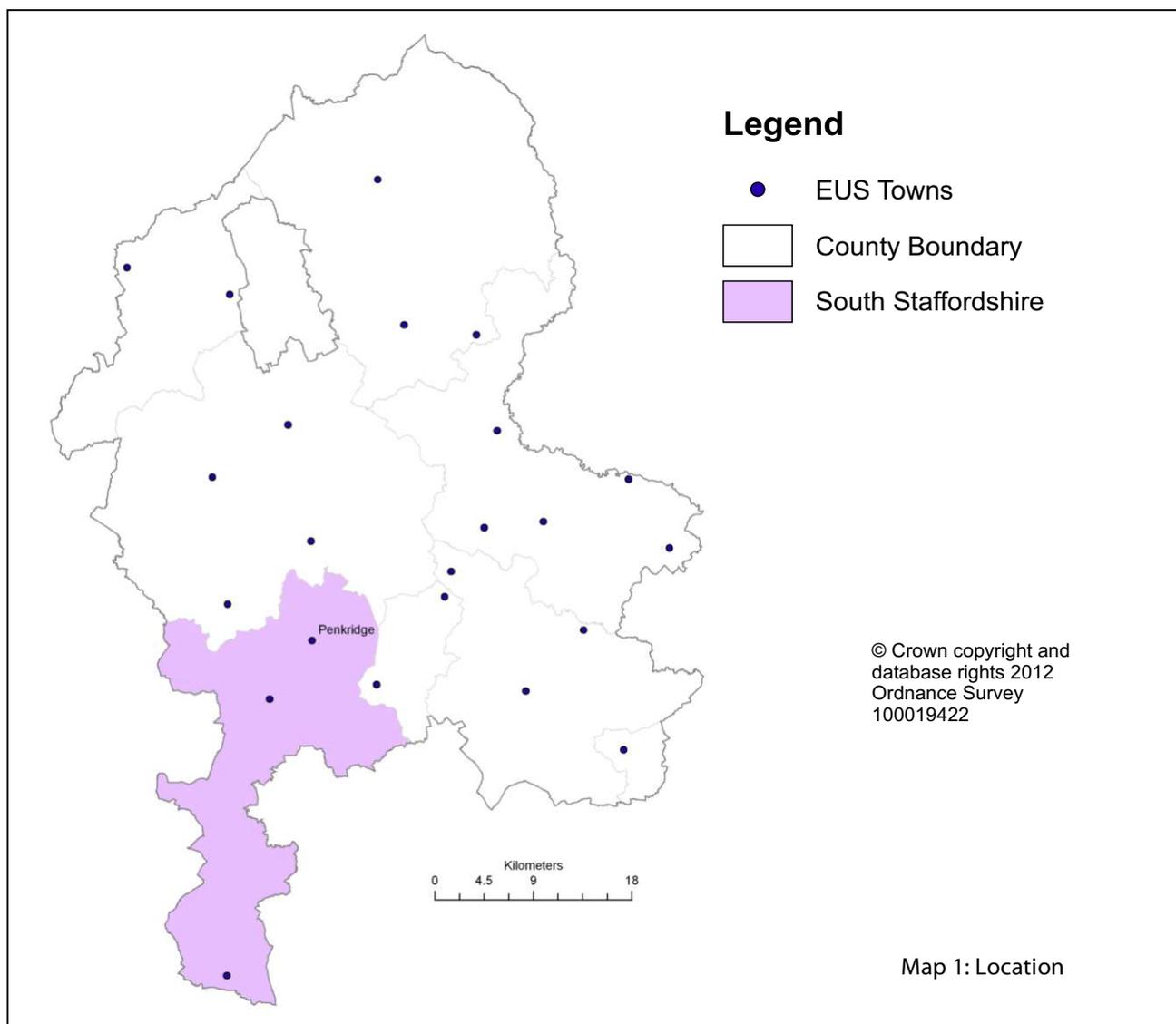
- ◆ The greatest period of growth occurred in the mid and late 20th century when large-scale housing development began to occur around the historic core.

1. Setting

1.1 Location

Penkridge lies towards the south of the modern county within the administrative area of South Staffordshire Council. It lies within the north eastern area of the modern parish of the same name. Penkridge is one of the larger parishes within Staffordshire covering approximately 4,173ha¹⁰.

The town is located on a main north-south route linking Wolverhampton and Stafford, now the A449.



1.2 Geology and topography

The majority of the EUS project area lies on a bedrock geology comprised of the Bromsgrove Sandstone Foundation¹¹. To the north west and the far west of the EUS project area the bedrock geology is comprised of the Mercia Mudstone Group¹². The superficial geology comprises

¹⁰ Only the modern parishes of Eccleshall, Brewood and Coven, Loggerheads and Kinver cover larger areas.

¹¹ British Geological Survey 2012 web: <http://www.bgs.ac.uk/data/services/digimap50wms.html> (pebbly (gravelly) sandstone)

¹² Ibid. (Mudstone and Halitstone)

¹³ Ibid (Devensian – sand and gravel)

¹⁴ Ibid.

¹⁵ AOD – Above Ordnance Datum

¹⁶ Midgley and Greenslade 1959; Wilkes 1985; Calcot 2003

¹⁷ Wheat: 2009

¹⁸ SRO D260/M/E/353

¹⁹ Archaeological Survey & Evaluation Ltd 2004; Williams 2009

²⁰ Meeson 1999; Henshaw 2010

alluvium along the River Penk and glaciofluvial sheet deposits within the valley¹³. There are further glaciofluvial sheet deposits to the south east covering an area between Wiscombe Avenue north of the Cannock Road to Wolgarston High School and an area around Norman Road west of Wolgarston Way. This is surrounded by an area of Devensian till to the north, north east and south west¹⁴.

The Penk Valley crosses through the EUS project area flowing from the south west towards its confluence with the River Sow approximately 8km away to the north east. The valley lies at around 77m AOD¹⁵; the lowest point of the landscape of the EUS project area. From here the land rises gently to the north reaching 87m AOD at the far northerly point of the project area (around Nursery Drive). To the south the land rises up to around 80m AOD at St Michael and All Saints Church continuing to rise on the western side of the A449 to 92m AOD at the project areas south westerly point (Grange Crescent). From the Penk Valley the land rises to the south east to 98m AOD at St Modwen Way which stands on a low hill. Wolgarston High School standing to the south of the Cannock Road approximately 1km east of the town centre also stands at around 98m AOD on the mid-slope of a hill which reaches 106m AOD just beyond the EUS project boundary.

1.3 Sources

1.3.1 Historical

There are a few published secondary sources concerning the history of Penkridge. These include the Victoria County History published in 1959 as well as two further histories by R. C. Wilkes, published 1985 and by D. Calcot, published 2003¹⁶. A book covering the history of the town in the 17th century was published by R. Wheat in 2009¹⁷.

1.3.2 Cartographic

The earliest detailed maps of Penkridge and the surrounding area are a series of 17 maps commissioned by Sir Edward Littleton in 1754 by William Wyatt¹⁸. Only two of the maps were relevant to the EUS project: *No. 4. Lands at Pillaton, the Cow Hays and Wolgarston in the parish of Penkridge and the manors of Pillaton, Penkridge and Teddesley Hay, and Wolgarston Tithing* and *No. 5 A map of the town of Penkridge*. Map no. 5, covering the town, also delineated the holdings of the Deanery Manor within the town (further land may have been held by the manor on other maps, but this was not studied within the project).

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

1.3.3 Archaeological

Few archaeological interventions have been carried out within the EUS project area to date. Those that have taken place have generally been small in scale and include an evaluation on land lying between New Road, Market Street and Clay Street in 2004 as well as a watching brief on the site of a new dwelling on the eastern side of Clay Street in 2008¹⁹. The watching brief concluded that the development had only impacted upon 'made ground' and there remained the potential for archaeological deposits to survive unaffected by the development. Two archaeological watching briefs were carried out on works within the churchyard of St Michael and All Saints Church in 1999 and 2010²⁰.

2. Context and Historical Development

2.1 Prehistoric

There is a degree of evidence for human activity during the prehistoric period from the parish of Penkridge and surrounding parishes. The majority of the sites are known from aerial photographs and for the most part have not been investigated. However, of these sites five include features that have been interpreted as ring ditches; features likely to represent the remains of late Neolithic/Bronze Age burial mounds or possibly round houses. Two partial ring ditches were observed on aerial photographs lying approximately 1.5km from the centre of Penkridge at Lyne Hill. Three further ring ditches have been observed, along with other cropmarks (mostly linear features), within Penkridge parish. One complex lies to the north east towards Teddesley and, along with the ring ditch and linear features, possible pits have been identified. Two other sites lie 4km and 4.5km to the south and south east. Other possible Bronze Age features from the wider landscape have included a possible burnt mound found in the 1920s within the parish of Teddesley Hay (approximately 4km north east of Penkridge) which was initially interpreted as a hearth. In the 17th and 18th centuries antiquarians reported four barrows (and therefore presumed to be Bronze Age burial mounds) on Calf Heath near Gailey although nothing survives of these sites to confirm the reports.

A number of stray finds of Bronze Age date have also been found in the wider area including two palstaves. One was found in 1726 in Lapley parish and the other in 2002

²¹ 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).

²² Staffordshire HER: PRN 04550

²³ Staffordshire HER: PRN 01797

²⁴ Staffordshire HER: PRN 04542 and PRN 01797

²⁵ Burnt Mound: A mound of fire-cracked stones, normally accompanied by a trough or pit which may have been lined with wood, stone or clay. Assumed to be locations where heated stones were used to boil water primarily for cooking purposes. (Scope note reproduced from the Thesaurus of Monument Types by kind permission of English Heritage. © 2012 English Heritage).

²⁶ Staffordshire HER: PRN 01840

²⁷ Staffordshire HER: PRN 01077

from Teddesley Hay parish²⁸. Prehistoric flint flakes and cores have also been found from the southern side of the A5 near Horsebrook, although the finds have not been closely dated²⁹. Field work and metal detecting has concentrated in this area due to the presence of the Roman forts and settlement (cf. 2.2) and this may have created a bias in the information reported on the Historic Environment Record.

Away from this area a small number of prehistoric finds have been made. Bronze Age bronze axeheads were found in Teddesley Hay parish in 1998³⁰ and a Neolithic or Bronze Age stone macehead was recovered from Penkridge during road widening in 1963 (HUCA 3)³¹. The evidence therefore suggests that the wider landscape was being exploited and settled during the Bronze Age period although we currently know little about its precise nature due to a lack of archaeological research.

Less is known about Iron Age occupation and exploitation of this landscape, again, due to a lack of research. However, one cropmark complex lying within Teddesley Hay parish comprised a circular double ditched enclosure visible on aerial photographs and has been interpreted as a possible Iron Age farmstead³². Nothing further is currently known about the site. The only other evidence dating to the Iron Age is a bridle bit found by a metal detectorist in Brewood parish³³.

The best understood site lies approximately 3.5km north of Penkridge at Acton Trussell where archaeological investigation has been carried out over twenty years by the Penk Valley Archaeological Society. The excavation

²⁸ Staffordshire HER: PRN 01833 and PRN 60844; Palstave: A bronze axehead of middle or late Bronze Age date in which the side flanges and the bar/stop on both faces are connected, forming a single hafting aid. Some types feature a side loop to further assist hafting. (Scope note reproduced from the Thesaurus of Monument Types by kind permission of English Heritage. © 2012 English Heritage).

²⁹ Staffordshire HER: PRN 40230, PRN 40229, PRN 40231, PRN 40224 and PRN 40221

³⁰ Staffordshire HER: PRN 60884

³¹ Staffordshire HER: PRN 01920

³² Staffordshire HER: PRN 04015

³³ Staffordshire HER: PRN 60887

³⁴ Habberley et al. 2005: 5

³⁵ Ibid.

³⁶ Staffordshire HER: PRN 02031

³⁷ Staffordshire HER: PRN 01798

³⁸ Staffordshire HER: PRN 04545

³⁹ Staffordshire HER: PRN 04546 and PRN 04547

⁴⁰ Staffordshire HER: PRN 01796

⁴¹ Staffordshire HER: PRN 00061, PRN 00063, PRN 00163 and PRN 00062; English Heritage List Entry No.s 1006120, 1006104, 1006098 and 1006121

⁴² Staffordshire HER: PRN 00162 and PRN 00218; English Heritage List Entry No. 1006097

⁴³ Hughes 1995: 5-6; fig. 6; Staffordshire HER: PRN 50023

was carried out to understand the development of a Roman villa partially located beneath a parish church. During the work several sherds of Neolithic pottery and a single sherd of possible Bronze Age date was found indicating activity in this area in these periods³⁴. More significantly two Iron Age gullies were revealed during excavation along with several post holes which the excavators suggested was evidence for round houses. Thus settlement on the site was continuous from at least the Iron Age and through into the Roman period (cf. 2.2)³⁵. Continuity of activity from the prehistoric period in to the Roman period can be postulated in the area around the Roman fort and settlement (Pennocrucium) lying along Watling Street (A5) (cf. 2.2). Enclosures and a ring ditch have been observed on aerial photographs lying approximately 300m north east of one of the forts and approximately 600m north west of Pennocrucium³⁶. A further irregular enclosure, containing two sub-circular features, lies just to the south of Kinvaston Roman fort (and 700m north east of Pennocrucium) which could represent a late prehistoric (possibly Iron Age?) or later settlement³⁷.

Seven currently undated rectilinear or rectangular enclosures have been observed on aerial photographs within Penkridge parish. Although these sites have not been closely dated some at least may have prehistoric origins associated with either settlement or agriculture (e.g. as stock enclosures). The majority lie to the south east of Penkridge around Rodbaston, Otherton, Gailey and Quarry Heath. One small rectangular enclosure lying to the east of Rodbaston (on the eastern side of the M6) appears to have a linear feature cutting through it³⁸. Another small rectilinear enclosure was observed on aerial photographs near Otherton (east of the M6) and was sited adjacent to a slightly larger rectangular feature. The latter was interpreted as a possible moated site and it has been

suggested that the smaller feature, probably due to its proximity, was also medieval in date³⁹. However, neither site has been excavated. One undated enclosure lies approximately 2km south west of Penkridge near Kinvaston Hall Farm⁴⁰. This site also lies 1km north of Kinvaston Roman fort which could indicate a degree of further continuity of activity in this area from the prehistoric period onwards.

2.2 Roman (49AD to 409AD)

The EUS project area lies approximately 3km north east of one of the most important Roman complexes in Staffordshire. Aerial photography along the route of Watling Street (now the A5) in 1946 discovered three Roman forts and an enclosed settlement which straddled the road; all of which are now Scheduled Monuments⁴¹. Further aerial photographs were taken of the area in the 1960s and several further sites were identified within the vicinity; only two of which have been scheduled as probable Roman marching camps⁴². Excavation commenced on the two forts which lie to the north of Watling Street and on the settlement in the 1950s. None of the other known sites have been archaeologically investigated; with the exception of an east-west linear feature lying adjacent to (and just to the north of) Watling Street (A5) whose two phases both contained Roman pottery⁴³. All of the military sites are presumed to date to the earlier phases of the Roman occupation (the earliest phase of the vexillation fort south of Kinvaston Hall is believed to be circa 50 AD) and they all lie between 400m and 1.5km east and north east from where Watling Street crosses the River Penk⁴⁴. The enclosed settlement has been identified as *Pennocrucium* which was recorded in the Antonine Itinerary⁴⁵. Excavations in the 1950s found evidence for two phases of

⁴⁴ Staffordshire HER: PRN 00063; English Heritage List Entry No. 1006104; Vexillation Fort: A military base normally between 20 and 30 acres in size, containing legionary and auxiliary battle units, which served as stores depots and winter quarters during campaigns. (Scope note reproduced from the *Thesaurus of Monument Types* by kind permission of English Heritage. © 2012 English Heritage).

⁴⁵ St. Joseph: 1956: 1 (Antonine's Itinerary was compiled in the early 3rd century).

⁴⁶ Staffordshire HER: PRN 00062; English Heritage List Entry No.: 1006121

⁴⁷ Welfare & Stamp 1994 Pastscape web viewed 27/09/2012

www.pastscape.org.uk; Staffordshire HER: PRN 01140

⁴⁸ Shropshire HER: PRN 00026 viewed 27/09/2012 Heritage Gateway

<http://www.heritagegateway.org.uk>

⁴⁹ Staffordshire HER: PRN 01729

⁵⁰ Staffordshire HER: PRN 01723

⁵¹ Staffordshire HER: PRN 01897

⁵⁵ Staffordshire HER: PRN 00217; English Heritage List Entry No.: 1006082

⁵⁶ Staffordshire HER: PRN 04003; Habberley et al. 2005: 5

⁵⁷ Staffordshire HER: PRN 01791, PRN 54936, PRN 54937 and PRN 04101

⁵⁸ Staffordshire HER: SST3029 and SST3043

⁵⁹ Mortarium: A Roman mixing vessel with a gritted inner surface. (Scope note reproduced from the Thesaurus of Monument Types by kind permission of English Heritage. © 2012 English Heritage).

occupation and the pottery found suggested that the site was occupied between the 1st century AD and the late 3rd century AD⁴⁶. Excavation also revealed evidence for timber buildings along Watling Street. Large concentrations of Roman finds have also been found around this area over the years confirming its importance.

The site lay at a strategic point where the main route, Watling Street (A5), linking London and Wroxeter crossed the River Penk⁴⁷. Wroxeter known in the Roman period as *Viroconium Cornoviorum* became the capital of the Roman Province, Britannia Secunda, and was the fourth largest city in Britain during this period⁴⁸. Four further roads linked onto Watling Street at or near to *Pennocrucium*. A road branched north westwards to Chester (via Whitchurch) which left Watling Street approximately 825m to the west of *Pennocrucium*⁴⁹. A road led south out of *Pennocrucium* itself towards Greensforge (a series of Roman forts lying near Swindon in South Staffordshire)⁵⁰. Two roads appear to have branched off the route to Greensforge. The first junction lay approximately 138m south of *Pennocrucium* with a road heading roughly south west passing to the east of Brewood, although its ultimate destination is unclear⁵¹. The second branch left the Greensforge road approximately 850m south of *Pennocrucium* heading south east possibly extending to Metchley Roman fort lying to the west of Birmingham (now the site of the Queen Elizabeth Hospital)⁵². A further linear feature (identified as a cropmark on aerial photographs) appears to leave Watling Street 535m to the east of *Pennocrucium* heading roughly in the direction of the forts⁵³; this has been interpreted as a possible access road. It has also been suggested that a road would have led north out of *Pennocrucium* heading to Blythe Bridge, near Stoke-on-Trent although currently there is no evidence to support this hypothesis⁵⁴.

The Romanisation of the wider landscape around *Pennocrucium* is also reflected by the presence of two known Roman villas. A Scheduled villa and bath house to the west of Engleton Hall (approximately 900m to the south west of *Pennocrucium*) was excavated in the 1930s by the Wolverhampton Archaeology Society⁵⁵. The excavation suggested that the site was occupied between the late 2nd century and the 4th century. A multi-phase Roman villa site has also been excavated at Acton Trussell where earlier evidence of prehistoric activity has also been revealed (cf. 2.1)⁵⁶. The earliest Roman phase of the latter dated to the 1st century AD when a timber building was constructed. Several episodes of rebuilding and alterations followed with the last identifiable phase dating to c. AD 340. However, it is not precisely known when the site ceased to be occupied.

The remaining evidence for activity in the wider landscape during the Roman period comes from stray finds. These include coins found during metal detecting at Lyne Hill and Pillaton as well as a figurine from Rodbaston⁵⁷. A coin hoard discovered to the north west of Lapley (6 km north west of *Pennocrucium*) comprised around 400 coins found in 1989 with a further 11 found in 2011. The numbers of finds are small and do not significantly add to our understanding of activity during the period in these areas. However, work carried out within Teddesley Park (to the east of Penkridge) in the 1980s by Tong Archaeology Group found numerous Roman metallic finds comprising in total (spread across the area) 24 coins, 19 brooches and one ear scoop⁵⁸. No further details on the finds are currently available. Metal detecting in Teddesley Hay parish has also recovered a further six coins and one brooch. The coins all date to the 2nd to 3rd centuries and the brooch to the 1st to 2nd centuries. Three sherds of mortaria have also been found⁵⁹. Such concentrated numbers of finds may indicate settlement in

⁵² Staffordshire HER: PRN 20773; Welfare & Stamp 1994 Pastscape web viewed 27/09/2012 www.pastscape.org.uk; Oldfield nd.

⁵³ Staffordshire HER: PRN 01795

⁵⁴ Oldfield nd.

⁶⁰ Horovitz 2005: 22; Hooke 1983: 14

⁶¹ Ibid: 432

⁶² Ibid: 22; Staffordshire HER: PRN 01051

⁶³ Ibid: 23

⁶⁴ Dyer 2002: 3; Langley 2011: 20-21

⁶⁵ Langley 2011: 20-21

⁶⁶ Horovitz 2005: 22; Hooke 1983: 19

⁶⁷ Lewis 2008: 120 web www.books.google.co.uk viewed 27/09/2012

⁶⁸ Slade 1958: 10; Hawkins and Rumble 1976: 1,7

⁶⁹ Hawkins & Rumble (eds). 1976: 1,7; Slade 1958: 10 (It was only one of five manor in Staffordshire recorded as holding berewicks the others included Bradley (near Stafford), Sugnall, Eccleshall and Lichfield – the latter three being all held by the Bishop of Lichfield), Berewick:

⁷⁰ Hawkins & Rumble (eds.) 1976: 1,7; Berewick: outlying estate belonging to the manor

⁷¹ Ibid: 1,7 and 7,17

this area during the Roman period, but the evidence to date cannot elucidate its location, nature or extent.

2.3 Early Medieval (410 to 1065)

2.3.1 Placename

The place name Penkridge, as applied to the extant settlement, appears to have been transferred here from the earlier settlement (*Pennocrucium*) on the Watling Street (cf. 2.2) by the 10th century⁶⁰. The name *Pennocrucium* derives from old British (akin to Old Welsh) and possibly means 'chief mound' or 'head of the mound'⁶¹. It has been suggested that the mound in question may be a Bronze Age barrow lying on Rowley Hill to the north of *Pennocrucium*⁶². The name was later anglicised to Pencric; the modern addition of –ridge has no reality in the topography of the area⁶³.

2.3.2 Settlement

A link between the Roman settlement of *Pennocrucium* and the later settlement of Penkridge is assumed (as it is for *Letocetum* (Wall) and Lichfield)⁶⁴. The process by which settlement (which according to the known archaeological evidence ceased in the 4th century - cf. 2.1) transferred from *Pennocrucium* to the present day Penkridge is unknown. Recent excavations at Lichfield have suggested the possibility of a Roman presence in the vicinity, but nothing has been so far found at Penkridge itself to suggest any kind of continuity of activity⁶⁵.

A charter of King Edgar of Mercia (circa 958) was signed at Penkridge, when it was described as being a 'famous place'⁶⁶. An analysis of the charter (which was granting lands to St Werburg's of Chester) by C. P. Lewis has suggested that this implies that to host a royal assembly, Penkridge must have been a significant place and possibly a royal centre by the mid 10th century (cf. 2.3.4)⁶⁷. Penkridge

was certainly a royal manor by Edward the Confessor's reign (1042-1066) and was still held by King William (the Conqueror) at the time of Domesday Book (1086)⁶⁸. According to Domesday Book the manor of Penkridge held six outlying estates; Wolgarston, Drayton, Congreve, Dunston, Cowley and Beffcote⁶⁹. Twenty-eight households are recorded associated with the six berewicks⁷⁰.

By 1086 there were two parts to Penkridge; that which was held directly by the king (with the six berewicks) and a part which had been granted by the king to nine clerics (cf. 2.3.4)⁷¹. Within the king's portion four households are recorded, whilst in the clerics' portion there were a further seven households (and six slaves). This gives a settlement of a minimum of 11 households for Penkridge as a whole. The location of these properties is unclear; neither is it clear whether all the households would have been located together or separately. It is possible that the seven households belonging to the clerics' manor may have been located in the vicinity of the church which is likely to have been positioned in its current location. The analysis of the medieval town plan (cf. 2.4.1.3) identified an area of irregular settlement on the western side of Clay Street adjacent to the church which could indicate the survival of an even earlier pattern, although this would need to be tested archaeologically⁷².

The meeting place of one of Staffordshire's five hundreds, established in the 10th century, was located near Penkridge and is recalled in name of 'Cuttlestone Bridge' which crosses the River Penk approximately 785m south west of the church⁷³.

2.3.3 Economy

As the probable location of a minster church it has been suggested that it is likely to have held a market or fair from an early date⁷⁴. The importance of Penkridge in the 10th century

⁷² Alternatively it may relate to later settlement perhaps established after the Dissolution of the Collegiate church in the mid 16th century

⁷³ Lewis 2008: 120 web www.books.google.co.uk viewed 27/09/2012

⁷⁴ Dyer 2002: 5

(as implied by King Edgar's charter – cf. 2.3.2) may provide further support for such an interpretation. Many early market places were located either within the church yard or adjacent to the church. It is possible that the triangular space which once existed at Stone Cross (cf. plate 1) could have originated as the earliest market place. A fair certainly existed in Penkridge before the market charter of 1244 (cf. 2.4.2.3).

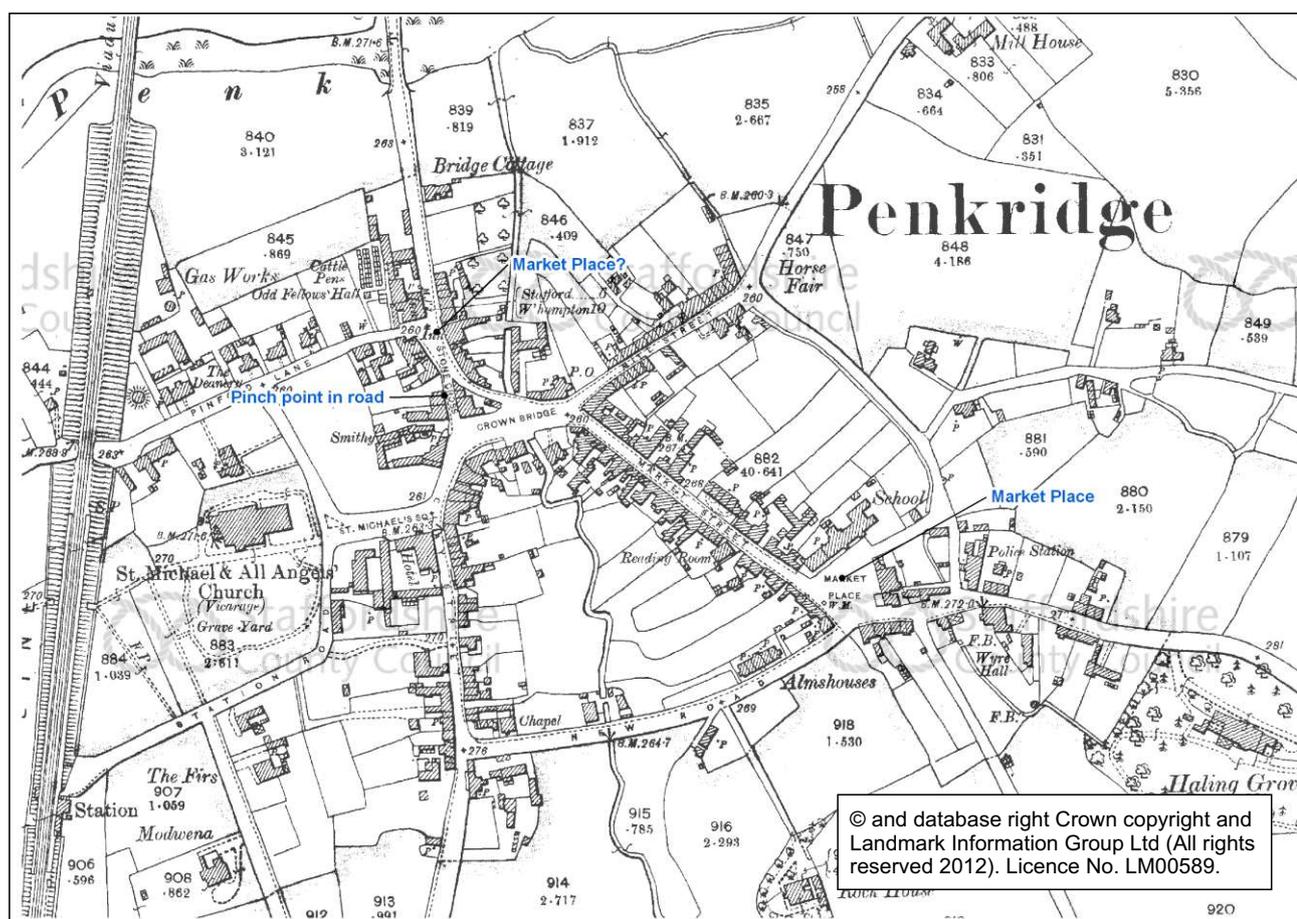


Plate 1: Second Edition 25" OS map

Domesday Book (1086) provides the earliest evidence for Penkridge's economy. It describes the situation in the late 11th century, but this is unlikely to have significantly altered from the pre-Conquest (1066) period. It is clear from Domesday that arable agriculture was an important component; this is affirmed by the presence of a watermill in the king's portion⁷⁵. The location of the watermill is unknown, but it may have been located upon the site or in the vicinity of the extant 'Town Mill' on the River Penk (cf. HUCA 3). Meadow land was also significant with a total of 34 acres being recorded across both portions of the manor⁷⁶. The meadow indicates grazing animals; this is likely to have been located within the river valley. Woodland resources were also an important component of the economy for fuel, building material and for the grazing of animals (particularly cattle and pigs)⁷⁷. The king's portion covered the larger area, but the location of this woodland is unknown and could have been at a considerable distance; possibly within the area of either the later Brewood or Cannock Forests.

2.3.4 Religion

It is accepted by scholars that the church in Penkridge was founded probably in the 10th century and was of considerable importance⁷⁸. The fact that it was a Royal Free Chapel in the medieval period as were the former early medieval minster churches of Wolverhampton and Tettenhall suggests that it too was established as a minster⁷⁹. Minster churches were established from circa 650 onwards and were intended to serve regions which have been seen as originating as Roman territories⁸⁰. The existence of the minster would suggest the presence of a congregation being served at Penkridge.

It was traditionally assumed that the church had been founded by King Edgar (957-75), but an early 16th century document suggests that it was founded at a slightly earlier date by King Eadred (946-55) (cf. 2.3.2)⁸¹. Lewis' analysis of the charter (cf. 2.3.2) has suggested that in the early medieval period the Latin term for 'place (locus)' was sometimes used to mean 'monastery or minster' and would therefore support the claim for the presence of an important church with an attached community⁸². By Domesday Book (1086) the community appears to have consisted of nine clerics who held part of the manor of the king (cf. 2.3.2)⁸³.

The minster church was probably located upon the site of the Grade I St Michael and All Angels' Church whose earliest extant fabric has been dated to the 13th century (cf. 2.4.3)⁸⁴. The extent of the Deanery Manor as shown on a mid 18th century map includes evidence for the boundary of the possible ecclesiastic site which could have been fossilised in the townscape from its early medieval origins (cf. map 2). However, historians do not appear to

equate the later Deanery Manor with the holdings of the nine clerics at Domesday Book (1086), although it is not made clear why the two could not be the same⁸⁵.

⁸⁰ Dyer 2002: 3

⁸¹ Styles 1970: 298

⁸² Lewis 2008: 120 web www.books.google.co.uk viewed 27/09/2012

⁸³ Styles 1970: 298

⁸⁴ Staffordshire HER: PRN 09141

2.4 Medieval (1066 to 1499)

2.4.1 Settlement

2.4.1.1 Domesday Book

The manor of Penkridge is recorded in Domesday Book (1086) where it was held by the king, although a portion of it had been granted to nine clerics (cf. 2.3.4).

"Land of the King: King Edward held it . 1 hide. Land for 4 ploughs. In lordship 2: 2 slaves; two villagers and two smallholders with two ploughs. A mill at 5s; meadow, 16 acres; woodland one league long and one wide. Value 40s. These members belong to this manor:

In Wolgarston 1 hide. Land for 3 ploughs.

In Drayton 1 hide, waste. Land for ...

In Congreve 1 hide. Land for 3 ploughs.

In Dunston 2 hides. Land for 4 ploughs

In Cowley and Beffcote 1 and half hides. Land for three hides.

In lordship 2 ploughs; 1 thane.

16 villagers and 12 smallholders have 6 ploughs between them. Meadow, 18 acres; woodland half league long and 3 furlongs wide. Total value before 1066, 65s now 100s⁸⁶.

"9 clerics hold 1 hide from the king. Land for 4 ploughs. In lordship 5 ploughs; 6 slaves; 7 villagers with 3 ploughs. The value was 3s; now 10s⁸⁷.

2.4.1.2 Lordship

Penkridge manor was tenanted to the Hose or Hussey family by 1156 until 1215 (except between 1173 and 1207 when it appears to have returned to royal control)⁸⁸. In 1215 the manor was conveyed to the Archbishop of Dublin, who in turn conveyed two thirds of the manor to his nephew (Andrew le Blund)⁸⁹. The le Blund family continued to hold these two thirds of the manor until 1363⁹⁰. During this

period the le Blund family, as lords of the manor, claimed rights of infanthief and gallows as well as being granted the right to free warren⁹¹.

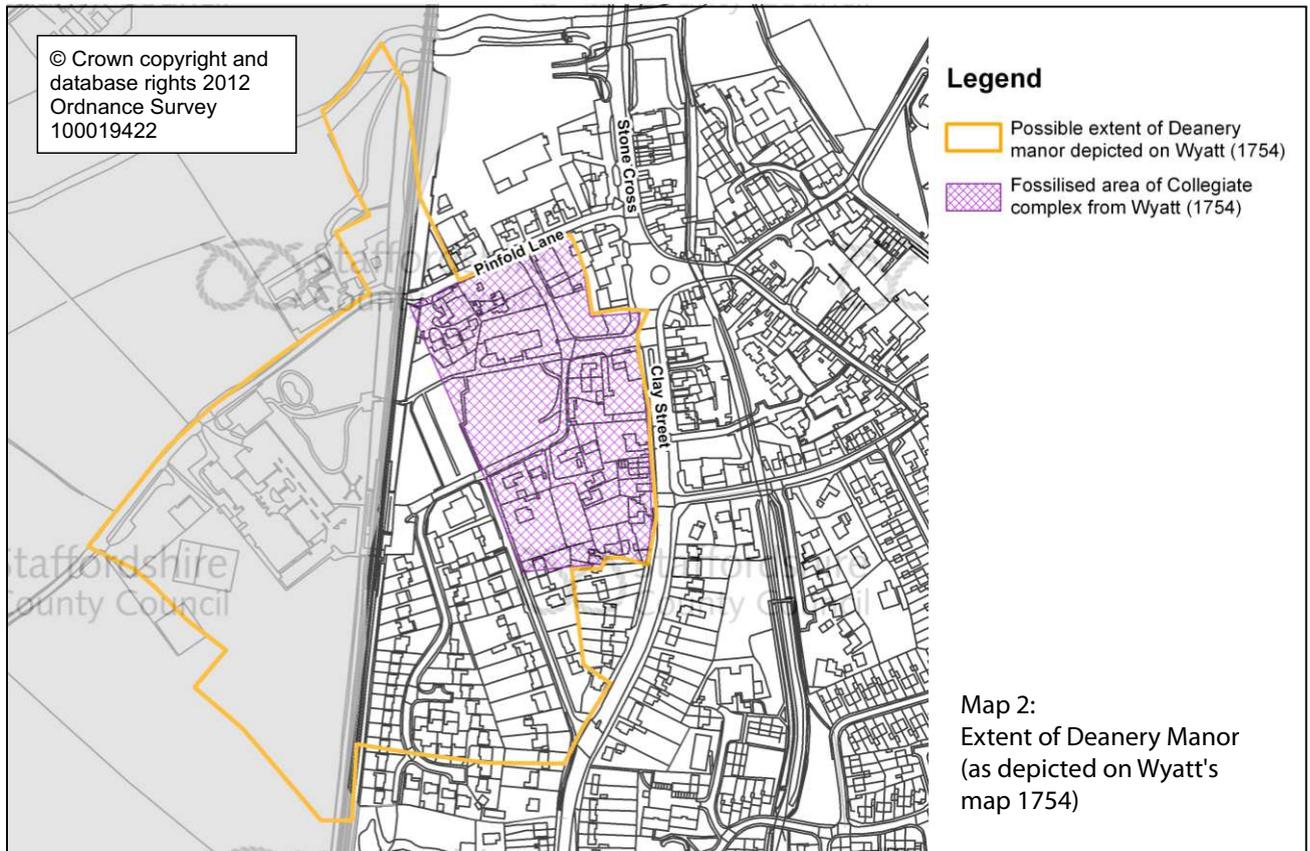
In 1363 the manor was conveyed to John de Beverley, but by the early 15th century the manor had been divided with part held by Sir Humphrey Stafford of Hook (Dorset) and half by Sir William Hawkesford (or Hankford)⁹². By 1461 it appears that the manor had been unified under the Stafford family who were by that date described as the 'lords of the manor'⁹³. It remained with this family until the early 16th century.

Wolgarston, one of the estates recorded in Domesday Book, remained a distinct part of Penkridge manor and may be land to which the Hussey family were continuing to claim lordship rights into the post medieval period⁹⁴. They were certainly the principal tenants of Wolgarston by the early 16th century; their seat being described as Hussey's Hall⁹⁵. The site of the hall is not precisely known, but has been linked to the moated site lying to the south east of Wolgarston High School (just beyond HUCA 11)⁹⁶.

⁷⁸ Cope 1972, 29. Cope attempts a reconstruction of the location of the major fields (1972, Plate 5, 25) but does not give his sources for the reconstruction

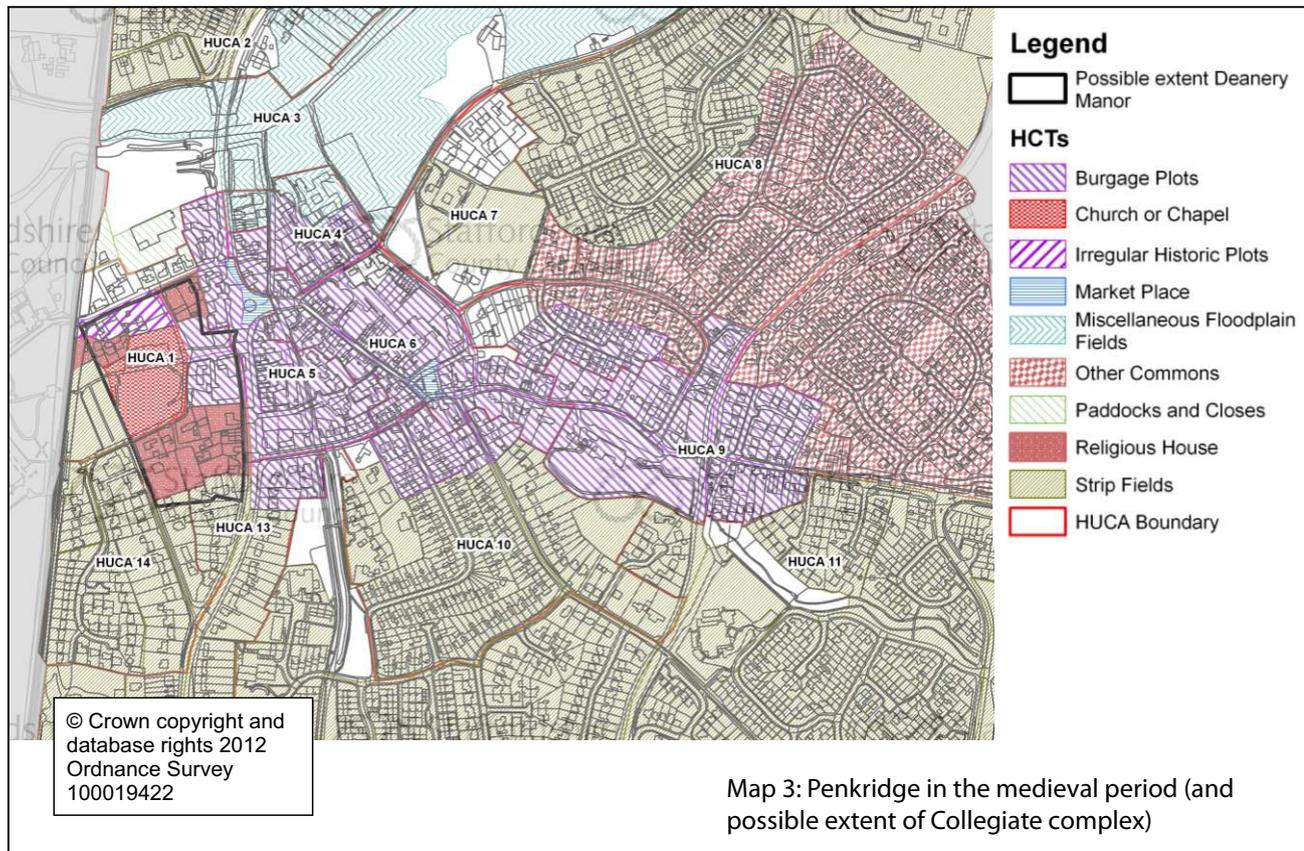
⁷⁹ Cockin 2000, 491

⁸⁰ Dyer 2002a, 13



It has been assumed that the third of the manor which the Archbishops of Dublin retained was carved out of the manor in the early 13th century. This third became known as 'The Deanery' and was held by the Archbishops until the Dissolution in the mid 16th century (cf. 2.5.1.1 and 2.5.4). In their manor the Archbishops also claimed rights including infangthief, view of frankpledge and assize of bread and beer⁹⁷. Map 2 shows the extent of the Deanery manor as it was depicted on Wyatt's map (1754).

The portion of the manor held by the nine clerics at Domesday Book (1086) has been assumed to have formed the endowment of one of the prebends of St Michael's Church (cf. 2.4.3) known variously as 'Penkrige' and 'le More', although it is clear that this is purely supposition. The area of 'le More' was probably based upon the extant Moor Hall cottages (located to the south east beyond the EUS project area)⁹⁸. An alternative interpretation may be that what later became known as the Deanery manor formed the 'clerics' holding described in Domesday Book and thus the third of Penkrige manor which the Archbishop of Dublin retained in the early 13th century (cf. 2.4.3).



Map 3: Penkridge in the medieval period (and possible extent of Collegiate complex)

2.4.1.3 Town plan and buildings

There is no known town charter for Penkridge, but it is recognised as a town in the medieval period because of documentary references to burgage tenure occurring between circa 1290 and 1471⁹⁹. The creation of the town has been associated with the le Blount family and may have occurred at a similar period to the granting of the market charter in 1244 (cf. 2.4.2.3)¹⁰⁰. Map 3 suggests the extent of the burgage plots in the medieval period taken from the morphology of the townscape as indicated by the earliest map of Penkridge (Wyatt 1754). It shows extant burgage plots within the townscape, along Market Street and part of Stone Cross (cf. HUCA 6). There are also burgage plots indicated along Cannock Road, which during the medieval period was probably a principal route between the two medieval towns across Cannock Chase (cf. HUCA 9)¹⁰¹. However, by the time of Wyatt's map (1754) the majority of the plots along Cannock Road, whilst being described as 'crofts' were not the site of properties. It is possible that this was the result of settlement shrinkage associated with economic and/or population decline or that they were laid out as speculative plots by an overly optimistic lord of the manor but which were never occupied. Such conclusions could only be tested archaeologically. Dyer suggests that Penkridge, along with many other medieval towns in Staffordshire, was only temporarily urban and the evidence for the post medieval period suggests that the success of its market fluctuated (cf. 2.5.3.3)¹⁰².

Three Grade II listed buildings lying within the EUS project area have been dated to the 15th century. Two of these buildings lie adjacent to St Michael's Church (HUCA 1); Church Farm and Church Cottages¹⁰³. These properties pre-date the Dissolution and may have been associated

with the Collegiate church, but further work would be required to understand what such a relationship may possibly have been; Church Farm in particular has 18th century extensions and alterations. The third property is The Old Cottage on Bellbrook which has been identified as probably originating in the 15th century as an open hall house; it has later alterations including the insertion of a second storey and a 17th century chimney¹⁰⁴. It has visible timber framing, but has been partially rebuilt in brick. Two further buildings survive, which contain evidence for early (possibly medieval) origins. The Grade II listed, 16th century Two-Steps, Market Street contains evidence that it originated as a single storey hall (HUCA 6)¹⁰⁶. Wyre Hall, Cannock Road, also Grade II listed contains two reused medieval roof trusses over an 18th century east wing, it is not clear whether these have come from a property elsewhere or originated from an earlier property on this site. A property in Market Street was described in the 1950s as containing the remains of what may have been a medieval cruck truss, but it is currently unclear whether this building survives or was demolished as part of the supermarket development (cf. HUCA 6)¹⁰⁷. Other timber framed properties survive (cf. 2.5.1.3) and any of the historic buildings within the EUS project area may have earlier fabric surviving within later structures.

2.4.2 Economy

2.4.2.1 Agriculture

Map 4 shows those lands whose post medieval field systems indicated that they had originated as open fields by at least the medieval period (HCT 'Open Fields'). Documentary records suggest the names of some of the open fields within Penkridge manor which include by the mid to late 16th century Clay Field, Prince Field, 'Manstonhill', Mill Field, Wood Field, Lowtherne (later

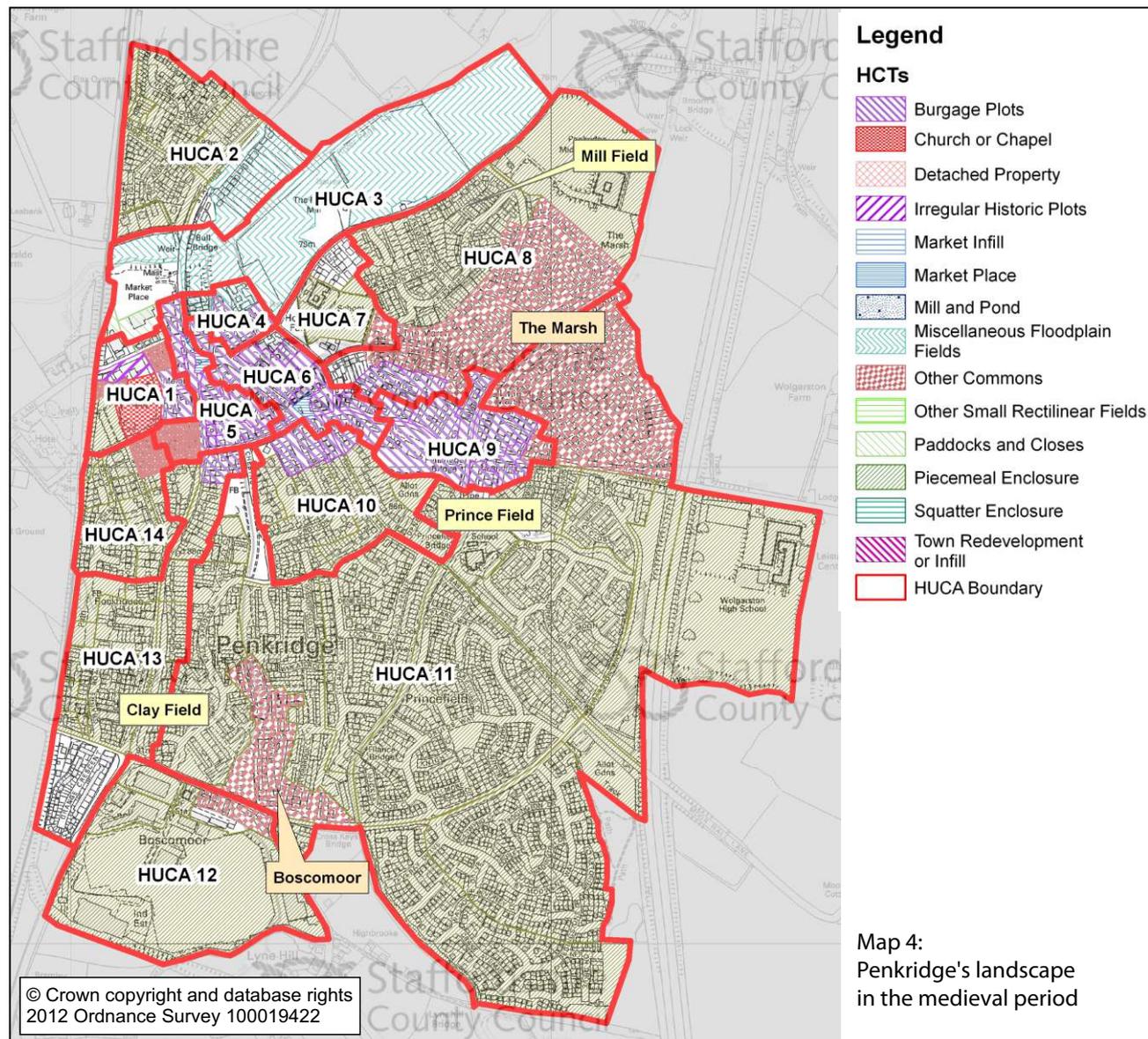
Lantern) field, 'Fyland', 'Old Field' and 'Whotecroft'¹⁰⁸. Some of these field names were recorded on Wyatt's map of 1754 (although the land had been enclosed by this date) and so we can locate several of them (cf. map 4). The earthwork remains of medieval ploughing, known as ridge and furrow, was visible on an aerial photograph taken in 1963 to the south of Penkridge, but the area has since been developed (cf. HUCA 11)¹⁰⁹.

¹¹⁰ Midgeley and Greenslade 1959: 127

¹¹¹ Ibid.

¹¹² Ibid: 109

¹¹³ Ibid; (when the Archbishop of Dublin was caught leasing the land out without royal licence)



Rights to common cattle in Teddesley Hay (cf. map 4) was shared by the tenants and inhabitants of Penkridge manor (including its dependent settlements such as Wolgarston) and the Deanery manor¹¹⁰. They also had the right of common on Penkridge Heath, The Marsh and Quarry Heath among other lands (the remainder not being locatable upon map 4)¹¹¹.

The lord of the manor held a fishery, presumably upon the River Penk, by the mid 13th century¹¹².

There is less information relating to the Deanery Manor, but it is known that in the early 14th century it had at least 90 acres of arable, 17 acres of meadow and 53 acres of pasture and moorland in Penkridge¹¹³.

2.4.2.2 Economy/Industry

Another indicator of what constitutes a town in the medieval period is the number of non-agricultural occupations. Fifteenth century records have identified occupations such as tailor,

¹¹⁴ Dyer 2002: 19 fig. 4

¹¹⁵ Ibid: 10 (Brewood had 21 non-agricultural occupations compared with 11 for Penkridge); Wheat 2009: 12

¹¹⁶ Dyer: 2002: 10

¹¹⁷ Midgley and Greenslade 1959: 129

¹¹⁸ Ibid; Dyer 2002: 5; Palliser and Pinnock 1971: 51 table 1

¹¹⁹ Dyer 2002: 5

¹²⁰ Ibid.; Slater 2007: 36 fig. 2.6

¹²¹ Staffordshire HER: PRN 01043

¹²² Midgley and Greenslade 1959: 129

¹²³ Ibid.

¹²⁴ Ibid: 127

¹²⁵ Ibid

smith, fuller and fletcher¹¹⁴. However, in the late 14th century poll tax records, Penkridge was identified as having fewer non-agricultural occupations than nearby Brewood, but more than that of the neighbouring settlements suggesting at least a degree of commercial activity¹¹⁵. The brewers and bakers of Penkridge were fined for irregularities by the clerk of the royal household in the early 14th century; the fine amounted to more than that for Brewood (and the same as that levied on Uttoxeter) suggesting that Penkridge's economy may have suffered a decline between the early and late 14th century¹¹⁶. However, such fragmentary evidence cannot provide an accurate picture of Penkridge's likely economic situation. For instance a late 14th century challenge to Penkridge's market could be interpreted as evidence of economic prosperity at this date (cf. 2.4.2.3).

2.4.2.3 Markets and fairs

Penkridge was certainly hosting a fair by 1215 as the rights to it passed from the Hussey family to the Archbishop of Dublin at this time¹¹⁷. The earliest reference to a market comes when the lord of the manor (Andrew le Blund) was granted a market charter in 1244¹¹⁸. However, as the location of a minster church in the early medieval period (being described as a 'famous place' in the mid 10th century; cf. 2.3) it is considered by historians that the mid 13th century charter was probably the official confirmation of pre-existing marketing functions¹¹⁹.

Dyer notes that it was usual for trading to occur in the churchyard, but the historical geographer, Terry Slater, identified two market places within Penkridge's townscape¹²⁰. It has been suggested above (cf. 2.3.3) that the earliest location of the market or fair may have been at Stone Cross (cf. plate 1) on the main north-south route between Stafford and Wolverhampton (now the A449). The name was taken from a stone cross, marked on

Wyatt's map (1754) at the junction of Stone Cross and Pinfold Lane. The cross was moved during road widening to the church yard, where it still stands as a Grade II listed structure, at an unspecified date¹²¹. The base, pedestal and lower section of the cross have been dated to the 14th century (the other portions date to the late 19th century). No further details of the cross are provided and it is possible that it originated as a market cross.

The extant Market Place may have been created as part of the foundation of the town, associated with the granting of the market charter in 1244. The original area of the market place may have been larger than it is currently; the properties which include the extant 'The Star Inn', 'Wyre End Cottage' and the Grade II listed 'The Old Cottage' may have been constructed upon part of it. The latter property has been dated to the 15th century (cf. 2.4.1.3 and HUCA 6) which may provide a date to the infilling of the market place.

In the late 14th century Penkridge's market was being challenged by the burgesses of Stafford who felt that it was detrimental their own commercial success perhaps suggesting a period of economic boom in Penkridge¹²². However, the challenge failed when Penkridge's market was confirmed by the king.

A September fair was granted to the lord of the manor (Hugh le Blund) in 1278 and was confirmed in 1312 and 1364¹²³.

2.4.2.4 Watermills

Watermills formed an important part of the agricultural economy and the earliest reference occurs in Domesday Book (1086) where it formed part of the King's manor¹²⁴. There are further references to mills during the late 12th and 13th centuries; it is not known where the mill or mills may have been located. The de la More family were holding a mill in 1298, but it is not known if this was the same as any of those previously mentioned¹²⁵.

¹²¹ Ibid: 298; cf. Langley 2009: 2.4.2

¹²² Ibid: 300

¹²⁶ SRO D1798/104 web: Access 2 Archives viewed 08/10/2012
¹²⁷ Midgley and Greenslade 1959: 130; Styles 1970: 298 and 300
¹²⁸ Midgley and Greenslade 1959: 130; Styles 1970: 300
¹²⁹ Ibid.; Ibid: 300; Collegiate Church: A church attached to or founded by a college (of priests). (Scope note reproduced from the Thesaurus of Monument Types by kind permission of English Heritage. © 2012 English Heritage).
 Prebend: an estate supporting a priest or canon who provided services to a mother church.
¹³⁰ Styles 1970: 300

¹³³ Ibid: 300 and 302; Midgley and Greenslade 1959: 131
¹³⁴ Midgley and Greenslade 1959: 130
¹³⁵ Styles 1970: 300
¹³⁶ Ibid: 300 and 302
¹³⁷ Ibid: 302
¹³⁸ Ibid: 302
¹³⁹ Stephen Dean pers. comm..

The Town Mill (HUCA 3) standing on the River Penk has been dated to the late 17th or early 18th century and it possibly replaced an earlier mill which may potentially have had medieval origins. There are medieval deeds referring to 'Hasyll Mill' located approximately 2.5km to the east of Penkridge (cf. 2.5.3.2)¹²⁶.

2.4.3 Religion

The earlier history of the church from the Norman Conquest (1066) to the early 12th century is unclear. It has been assumed that it was originally a minster church (cf. 2.3.4) and by 1086 appears to have been a Royal Free Chapel with nine clerks (cf. 2.4.1.1). King Stephen granted Penkridge church in 1136 to the Bishop of Coventry and Lichfield (thus losing its Royal Free Chapel status). This status was regained in 1182 by King Henry II and the rights of the king to appoint canons continued throughout the medieval period¹²⁷. In 1215 Penkridge church and its manor (later the Deanery manor) were granted to the Archbishop of Dublin¹²⁸.

By the late 12th century it had been established as a collegiate church with a dean and canons who (by 1291) held eight prebends: Coppenhall, Stretton, Shareshill, Dunston, Penkridge (possibly also known as La More), Congreve, Longrdgie and the vicarage of Coppenhall¹²⁹. There are other references to named prebends during the medieval period (including Pillatonhall, Bold and 'Brennydhalle')¹³⁰. The church at Cannock, by the late 12th century, was also one of the prebends belonging to Penkridge, however, King Richard sold it (along with Cannock manor) to the Bishop of Coventry and Lichfield¹³¹. Penkridge church and the bishop continue to dispute over rights to Cannock church although the dispute appears to have ended in the Bishop's favour by the 14th century when it was no longer referred to as a prebend¹³². There were three other dependent chapels during the medieval period,

associated with prebends, at Coppenhall, Shareshill and Stretton (a fourth appears to have existed by 1445 at Dunston)¹³³.

By 1321 there were two chantries, served by chantry priests, within the church; King's Chantry and the Chantry of the Blessed Virgin Mary¹³⁴. In 1365 these two chantries, along with the Sacrist's were also listed as prebends¹³⁵. The record taken of the church at the Dissolution details its organisation at this date: it comprised a dean (assumed to be mostly absent), seven prebendaries, two resident canons without prebends, an official principal, six vicars (three of which were resident vicars choral), a high deacon, a sub-deacon and a sacrist¹³⁶. The evidence suggests that the majority of this community was probably resident at Penkridge; all but two of the prebends were supported by rents and tithes; only two of the prebendary chapels appear to have had resident vicars at Coppenhall and Stretton¹³⁷. Such a sizable community is likely to have had its own buildings which are assumed to have lain adjacent to the church (Grade II listed buildings of medieval origin lie to the west of the church cf. 2.4.1.3 and HUCA 1)¹³⁸. The buildings are likely to have lain within the area defined as the 'Deanery Manor' on Wyatt's map (1754) (cf. map 2). Furthermore the map evidence suggests that the Grade II* listed 16th century 'Old Deanery' lay outside of the Deanery Manor (cf. HUCA 1). Its external appearance suggests that it may have originated as a farmhouse¹³⁹.

2.4.3.1 St Michael's and All Angels Church

The earliest dated fabric within the Grade I listed church dates to the 13th century with substantial 14th century additions and alterations (plate 2). The chapel arcade has been dated to the early 13th century and the nave arcade to circa 1250 (the chancel arch is described as 13th century); these works may be associated with the transfer of the church

and manor to the Archbishopric of Dublin¹⁴⁰. The 16th century re-fenestration of the church may have reused some 13th century material (cf. 2.5.4).



Plate 2: St Michael's Church

2.4.4 Communications

Penkrudge lies on the main north-south route between Stafford and Wolverhampton (now the A449). The route crosses the River Penk just to the north of the town via the Bull Bridge which was first mentioned as 'Bolde brugge' in 1346¹⁴¹. A survey of the extant bridge in 1976 observed the remains of a medieval pier footing¹⁴².

There was also a route east from Penkrudge to Cannock which entered the former at the Market Place. This is likely to have been an important route during the medieval period, at least from the 12th to 14th century when Cannock church was a prebend of Penkrudge church (cf. 2.4.4).

Other routes out of the town include the minor roads Mill Street/Teddesley Road (heading north east towards Teddesley Hay, Acton Trussell and Cannock Chase) and Pinfold Lane (leaving Penkrudge at Stone Cross and heading west-south-west). The latter meets Bungham Lane to the south west of the historic core just to the east of where the lane crosses the River Penk via the Grade II listed Cuttlestone Bridge¹⁴³. The extant bridge is 17th century in date, but was first mentioned in the early 13th century¹⁴⁴.

2.5 Post Medieval (1500 to 1699)

2.5.1 Settlement

2.5.1.1 Lordship

It was during this period that the Littleton family began to come to prominence in local affairs as they amassed lands and estates. The earliest member of the family to succeed to land in south Staffordshire was Richard Littleton, an eminent lawyer and the second son of Sir Thomas Littleton of Frankley, Worcestershire, in 1502¹⁴⁵. He inherited Pillaton and Otherton, both located to the south east of Penkrudge (beyond the EUS project area), through his wife Alice¹⁴⁶. Pillaton Old Hall, a Grade II* listed building dating to the early 16th century, was the principal seat of the family until the mid 18th century¹⁴⁷. By the late 16th century the family owned the lands of Huntington, Teddesley (including what had been the Royal Forest of Cannock Wood in Teddesley), Wolgarston, Levedale, Longridge and rights in Gailey; in 1552 they took out a 21 year lease on Water Eaton¹⁴⁸. In 1543 Edward Littleton leased the Deanery manor (including the site of the college) for 80 years¹⁴⁹. However, the overlordship was initially granted to John Dudley, earl of Warwick following the Dissolution, but by the 1580s it had been bought by John Morley and Thomas Crompton who sold it to Edward Littleton in 1585¹⁵⁰. Further lands bought at this time

¹⁴⁹ Midgley and Greenslade 1959: 109
¹⁵⁰ Ibid.

included Preston, Hay House, Lynehill and Moorhall¹⁵¹. The capital messuage of the Deanery manor was known in 1574 as College House, but this cannot be positively identified with any known site¹⁵². In the early 17th century the Littleton family also acquired land in Acton Trussell and Bednall¹⁵³.

Penkrige manor passed through several hands in the early 16th century, but in 1590 the whole passed to the Greville family and they retained the overlordship into the mid 18th century (cf. 2.6.1.1)¹⁵⁴. However, the manor was leased to the Littleton family in 1583¹⁵⁵.

2.5.1.2 Settlement

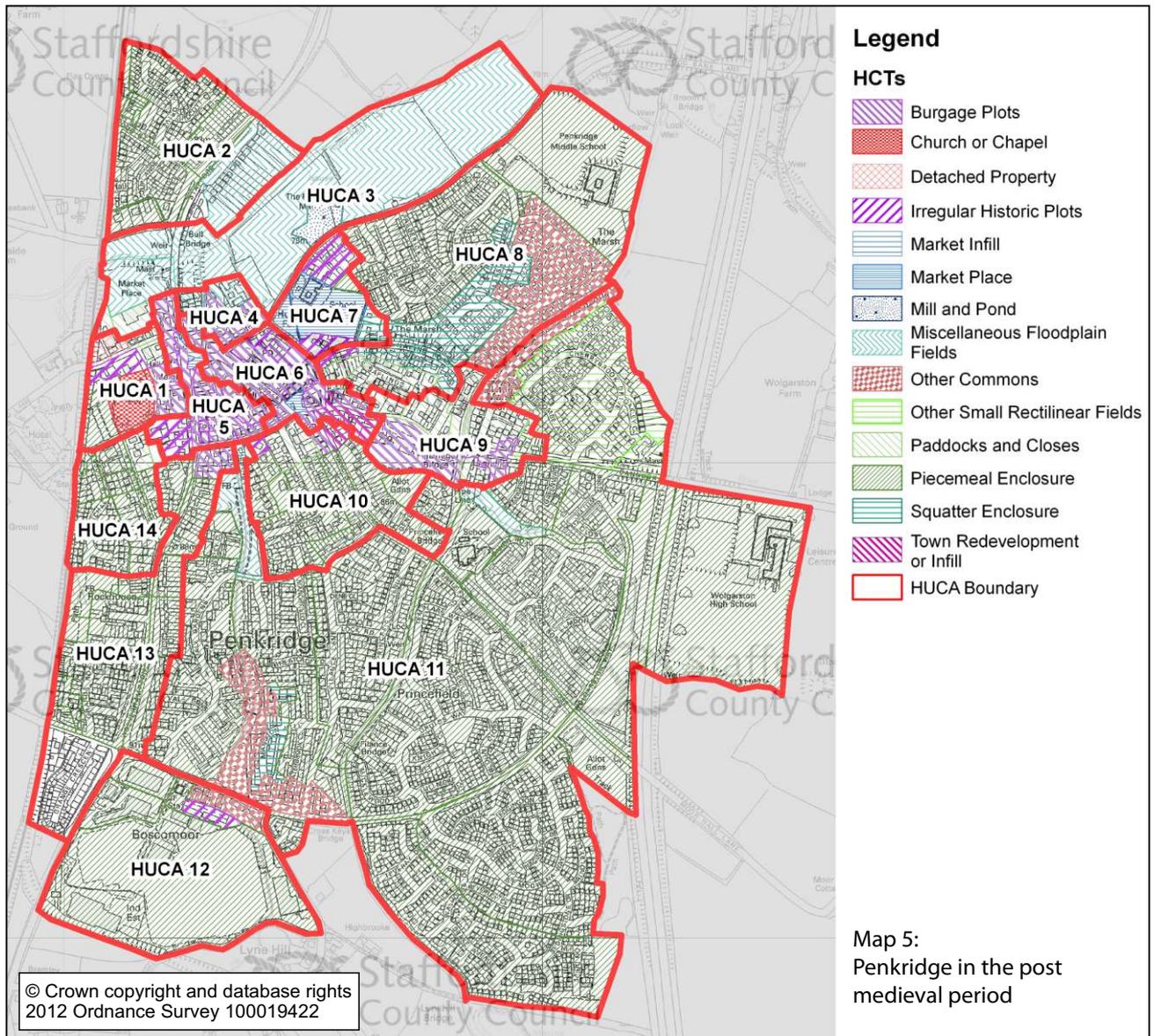
It is likely that the plan of the townscape was generally unchanged from the medieval and into the post medieval period. It is possible that there was settlement shrinkage and some growth (the latter could have occurred within the town in the form of the subdivision of plots) throughout the period linked to the towns changing economic fortunes (cf. 2.5.3.3), but this could only be proven through archaeological intervention.

In 1666 the Constablewick of Penkrige contained 212 households, but in 1695 the settlement was described by William Camden as being a small village¹⁵⁶.

Beyond the historic core of Penkrige, settlement was being recorded in the early 17th century at The Marsh and Quarry Heath; these were areas of common land and the settlement probably represents encroachment on their edges (cf. 'Squatter Enclosure' on map 5)¹⁵⁷. Such settlement may relate to new industries, particularly metal working, which were being established within and around Cannock Chase during this period (the trees on the Chase were a major source of fuel for the furnaces).

¹⁵⁷ Midgley and Greenslade 1959: 103; Constablewick: district for which a constable is responsible (for law and order); at this date constables were appointed by the parish ratepayers. Penkrige parish was divided into eight constablewicks in 1666 and there were four in 1834.

¹⁵⁸ Ibid.



Map 5:
 Penkridge in the post
 medieval period

2.5.1.3 Buildings

Seventeen properties, lying within the EUS project area, have been dated to this period; of these thirteen are Grade II listed, whilst The Deanery on Pinfold Lane is Grade II* Listed. A further three buildings have been locally listed by South Staffordshire Council. The majority of these earlier buildings are principally (or originally) built of timber with ten of them having visible timber framing. The most decorative of these properties is the Grade II listed 'White Hart' on Stone Cross which is a three storey property with close studding to the ground floor, a herringbone pattern to the first floor and small square panels in three small gables on the second floor¹⁵⁸. Wyre Hall, Cannock Road, however, originated as a late 17th century red brick house, although there are later additions including an 18th century east wing (which contains reused medieval timbers, cf. 2.4.1.3 and plate 3)¹⁵⁹. Re-facing and rebuilding of the timber framed buildings occurred from the early 18th century onwards (cf. 2.6.1.3). Consequently it is possible that a number of other properties which externally appear to date to the 18th or 19th century may also retain earlier

fabric within their cores.

The majority of those surviving properties which have been dated to the post medieval period lie within the area identified as part of Penkridge's medieval historic core along Market Street, around Market Place, Cannock Road and at Stone Cross (cf. map 16 (HUCA 6) and map 20 (HUCA 9); HCT 'Burgage Plots' on map 3). A number of post medieval buildings also lie on the periphery of the known medieval town; these include what is now the Grade II listed Railway Inn which has been dated to the 17th century (HUCA 5)¹⁶⁰. This property may mark the southern extent of the town, possibly from the medieval period. Other properties stand further afield and include Mill End, a Grade II listed 17th century timber framed cottage, which may be associated with the development of the Town Mill (cf. 2.5.3.2 and HUCA 7)¹⁶¹. The Grade II listed Bowcroft Cottages, also a 17th century timber framed house, lies off New Road to the south of the historic core (in HUCA 10)¹⁶². This property would originally have been quite isolated and is depicted on Wyatt's map (1754) as lying side on to an access lane into fields (of possible medieval origin?); New Road which only partially follows the alignment of the earlier lane (and departs from it by the time it reaches Bowcroft Cottages hence the unusual angle at which it lies relative to the road) was probably constructed in the early/mid 19th century (cf. 2.6.5.1). Bowcroft Cottages may have been associated with the enclosure of the fields in this area during the post medieval period (cf. 2.5.3.1).

The Grade II* The Deanery in Pinfold Street stands opposite the church, although Wyatt's map of 1754 which depicts the extent of the Deanery Manor suggests that this building lay within Penkridge Manor (cf. map 2 and 3; 2.4.3)¹⁶³. This impressive building comprises a central sandstone range flanked by two cross wings; the western wing being roughcast and

the eastern wing comprising timber framed square panels¹⁶⁴. No archaeological work has currently been carried out upon the building, but externally it appears to have originated as a farmhouse, rather than an ecclesiastical building¹⁶⁵. The central hall with its mullioned windows probably dates to the 16th century. The cross wings probably date to the 17th century (although one commentator suggested that the western wing may be later)¹⁶⁶.

Plate 3: Wyre Hall, Cannock Road



2.5.2 Education and Welfare

2.5.2.1 Education

There are documentary references to a teacher in Penkridge during the mid 16th century¹⁶⁷. A school, probably held within the church, existed until 1668. Its relationship to the Charity School first recorded in 1695 is unknown. The latter school was housed in a building constructed in the church yard to the west of the church (cf. HUCA 1)¹⁶⁸.

2.5.2.2 Horse Racing

By the late 17th century horse races were being held following the Midsummer Fair; these races continued into the early 18th century¹⁶⁹.

¹⁷⁰ Ibid: 126; Wyatt 1754

¹⁷¹ Ibid.

¹⁷² Kettle 1979: 54-5

¹⁷³ Midgley and Greenslade 1959: 103 and 106; Kettle 1979: 57

¹⁷⁴ Kettle 1979: 57

¹⁷⁵ Documentary evidence suggests that squatting on Quarry Heath had occurred by the early 17th century (Midgley and Greenslade 1959: 106)

¹⁷⁶ Welch 2000: 17-74; Blast Furnace: Smelting furnace into which compressed hot air is driven. (Scope note reproduced from the Thesaurus of Monument Types by kind permission of English Heritage. © 2012 English Heritage).

¹⁷⁷ Welch 2000: 46

¹⁷⁸ Staffordshire HER: PRN 01048; Morton 1966: 21-38

¹⁷⁹ Welch 2000: 44

¹⁸⁰ Midgley and Greenslade 1959: 106

2.5.3 Economy

2.5.3.1 Agriculture

Documentary records suggest that open fields still existed within Penkridge manor in the late 16th and mid 17th century when Clay Field, Prince Field, 'Manostonhill', Mill Field, Wood Field and 'Lowtherne' (Lantern) Field were recorded. These fields had certainly been enclosed by the mid 18th century (as shown by Wyatt's map of 1754)¹⁷⁰. The enclosure occurred gradually whereby landholders agreed between themselves to create discrete landholdings rather than holding individual strips across open fields (a process known as 'Piecemeal Enclosure' cf. map 5) which may have been in progress by the end of the 17th century¹⁷¹. The documentary records for Deanery Manor suggest that enclosure was taking place by the mid 16th century, although two open fields (Clay Field and Hogstone Field) appear to have still been open in the mid 17th century. In fact in the Deanery Manor there appears to have been a bit of a free-for-all regarding the enclosure of land during the late 17th century with various tenants enclosing not only their own lands, but also those belonging to the lord of the manor¹⁷².

The meadows were similarly still held in common in the mid 17th century in both manors. Common land existed at The Marsh and Quarry Heath in the late 16th century; although in the mid 17th century Quarry Heath was ploughed for five years (the rent providing an income for charitable purposes)¹⁷³. Ploughing also occurred periodically (or as one-off events) during the 17th century on other areas of heath or common land including within Gailey Hay, Teddesley Hay (with the connivance of the Littleton family) and on Penkridge Heath¹⁷⁴. Map 5 also reveals the areas where squatting on the edge of the common land was

beginning to occur at The Marsh, present by the mid 18th century, but possibly having much earlier origins¹⁷⁵.

2.5.3.2 Economy/Industry

There are currently few specific details regarding the industries in which the inhabitants may have been engaged in Penkridge during this period. However, in the wider landscape iron working was becoming an established industry and is particularly associated with the Paget family who operated a number of blast furnaces in and around Cannock Chase in the late 16th century¹⁷⁶. The Paget's established a blast furnace known as Teddesley Furnace near Hazel Mill, Bangley Park (approximately 2km north east of Penkridge) in 1578, which operated until 1586¹⁷⁷. An excavation near Hazel Mill found evidence for the hearth and some structural remains of the furnace¹⁷⁸. The mill pond and pond bay survive as earthworks. The wood which fuelled the furnace came from Teddesley Hay following a 15 year lease signed between the owner of the hay, Edward Littleton and the Pagets¹⁷⁹. Substantial amounts of money were paid for these rights which presumably assisted the Littleton family in their pursuit of lands (and the lease of lands) in and around Penkridge during this period (cf. 2.5.1.1)

An iron foundry had been established at Penkridge by 1635, although its precise location is unknown¹⁸⁰. It is possibly related to a pool which was known as Ironmonger Pool near Pillaton Hall in 1754 (lying beyond the EUS project area). Another candidate for this mill may be Wolgarston mill which stood to the north of Wolgarston Farm (beyond the EUS area)¹⁸¹. A mound of iron slag was found to the south of the farm suggesting that it had been an iron working site at an unrecorded date (part of the building and documentary records suggest that it is of at least post medieval date)¹⁸². The extant Town Mill was also

¹⁸¹ Staffordshire HER: PRN 04324

¹⁸² Staffordshire HER: PRN 01279; Broadbridge 1967: 56

¹⁴⁵ Cope 1972, Plate 10, 57
¹⁴⁶ Staffordshire HER: PRN 07894
¹⁴⁷ Ibid: PRN 07985
¹⁴⁸ See above
¹⁴⁹ Staffordshire HER: PRN 03732; Thompson 1973

¹⁹² Ibid: 127
¹⁹³ Staffordshire HER: PRN 01047
¹⁹⁴ Midgley and Greenslade 1959: 129
¹⁹⁵ Ibid; Fulling Mill: A mill for beating and cleaning cloth, using soap or fullers earth. (Scope note reproduced from the Thesaurus of Monument Types by kind permission of English Heritage. © 2012 English Heritage).
¹⁹⁶ Staffordshire HER: PRN 01279; Midgley and Greenslade 1959: 129
¹⁹⁷ Welch 2000: 46
¹⁹⁸ Midgley and Greenslade 1959: 130; Styles 1970: 302
¹⁹⁹ Ibid; Ibid

reputedly involved in the iron industry during the 17th century, although no details are known¹⁸³.

2.5.3.3 Market/fairs

The economic success of the market during the post medieval period seems to have fluctuated. It appears that by the late 16th century the market was as good as (if not actually) defunct¹⁸⁴. In 1617 the then lord of the manor, Sir Fulk Greville, was granted a Tuesday market, which was still just about operating in circa 1660, but had been discontinued by the end of the century¹⁸⁵. This situation did not last; markets were again being held in the town by 1747¹⁸⁶. It has been suggested that the fluctuating success of the market during this period may have been due to its proximity to Stafford¹⁸⁷; but perhaps equally to its proximity to Wolverhampton.

By the early 16th century the fair at Penkridge was dealing in horses as well as other merchandise¹⁸⁸. During the 16th century it became nationally renowned for its horse fair (by 1598 it only dealt in horses) with traders being recorded as coming from all of the surrounding counties and from as far away as London, Bristol and Nottinghamshire¹⁸⁹. The importance of the horse fair was such that in 1598 Penkridge was described as '... a small village famous for a horse fair'¹⁹⁰. The lord of the manor, Sir Edward Greville, capitalised upon this success being granted an additional three fairs in 1617¹⁹¹.

The horse fair was held on the area known as 'The Marsh' located to the north west of the town (cf. post medieval map) and the epithet 'Horse Fair' is still attached to an area of land currently occupied by a children's playground (cf. HUCA 7).

2.5.3.4 Watermills

Three watermills are recorded in Penkridge in

the late 16th century when they were being leased by the lord of the manor to a James Southall¹⁹². The location of these mills is unknown, although the site of the extant Town Mill is a possible candidate¹⁹³. Furthermore it is not known whether this refers to three separate mill buildings or to two or more pairs of stones operating in one or more buildings.

Other watermills recorded during the post medieval period include two mills in Penkridge in 1662 and two watermills recorded in 1532 associated with the Wolgarston estate (one of which is recorded as being in Penkridge and Wolgarston)¹⁹⁴. The other of these two latter watermills, located in Wolgarston, was operating as a walk or fulling mill; the fact that the function of the other mill is not given may suggest it was grinding corn¹⁹⁵. It is unclear whether this represents two pairs of mill stones in one building or two separate mill buildings. Either way it is likely that the site of Wolgarston Mill, lying to the north of Wolgarston Farm, was extant during this period; one description of it when it was standing suggested that post medieval fabric may have survived within the two and three storey structure (cf. 2.5.3.2)¹⁹⁶.

In 1585, as iron production was coming to an end at Teddesley Furnace (cf. 2.5.3.2), a survey of Penkridge Manor recorded what the value of the watermill (presumably Hazel Mill) would be when it was returned to corn mill¹⁹⁷.

2.5.4 Religion

The collegiate church, with its canons holding their prebends and its two chantries, was dissolved by the Crown in 1548¹⁹⁸. At this point all of the possessions of the Deanery manor including the site of the college house were granted to the Earl of Warwick, although the lease to the manor continued to be held by the Littleton family (cf. 2.5.1.1)¹⁹⁹. Following the Dissolution the organisation of the church was adjusted so that only a vicar and an

²⁰⁰ Ibid
²⁰¹ Staffordshire HER: PRN 09141
²⁰² Midgley and Greenslade 1959: 109
²⁰³ Ibid; First edition 25" OS map
²⁰⁴ Staffordshire HER : PRN 01268; Midgley and Greenslade 1959: 104
²⁰⁵ Midgley and Greenslade 1959: 105
²⁰⁶ Ibid: 108

²⁰⁷ Robert Maddocks pers. comm..
²⁰⁸ Staffordshire HER: PRN 40131
²⁰⁹ Midgley and Greenslade 1959: 108; Wilkes 1985: 167
²¹⁰ Minchin 1908: 320 (1861 - 2,510, 1871 - 2,435, 1881- 2,536 1891 - 2,383 and 1901 - 2,347)
²¹¹ The particularly relates to Cannock Road; but note caveat in 2.4.1.3.
²¹² Pigot & Co 1828-29 Historical Directories Online viewed 31/07/2012
www.historicaldirectories.org
²¹³ Staffordshire HER: PRN 12592
²¹⁴ Staffordshire HER: PRN 09142

assistant priest served the parish²⁰⁰.

The relationship between the Dissolution and the fabric of the church is unclear, but the building was re-fenestrated during the 16th century (although it is not specified when this may have occurred) possibly re-using 13th century material²⁰¹.

Two buildings lying just to the north of the church (and within the Deanery manor as defined by Wyatt in 1754) are believed to be medieval in origin and are assumed to have been in some way associated with the collegiate church²⁰². Another building, said to have been the house of the resident canons apparently survived until at least the late 16th century. This building has been associated with a property demolished in 1850 which is believed to have stood on the north side of Church Lane (now St Michael's Square)²⁰³.

2.5.5 Communications

The Grade II Listed Cuttlestone Bridge has been dated to the 17th or 18th century and has been widened at least once²⁰⁴.

A bridge, Crown Bridge, existed by the 17th century to carry the Cannock Road over the Boosmore Brook²⁰⁵. The brook had been culverted by the late 19th century and the bridge no longer survives.

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

2.6.1 Settlement

2.6.1.1 Lordship

The overlordship of Penkridge manor was sold by the Greville family to Sir Edward Littleton in 1749; thus further increasing the Littleton family's influence within the local area²⁰⁶.

The Littleton family built Teddesley Hall, located 3km north east of Penkridge as their

new seat in the 1760s²⁰⁷. The prestige of the property was enhanced by the extensive parkland which surrounded it²⁰⁸. The entire Littleton estate was inherited in 1812 by Edward John Walhouse a great nephew of the previous occupier, but he changed his name to Littleton and was later (in 1835) created Lord Hatherton²⁰⁹.

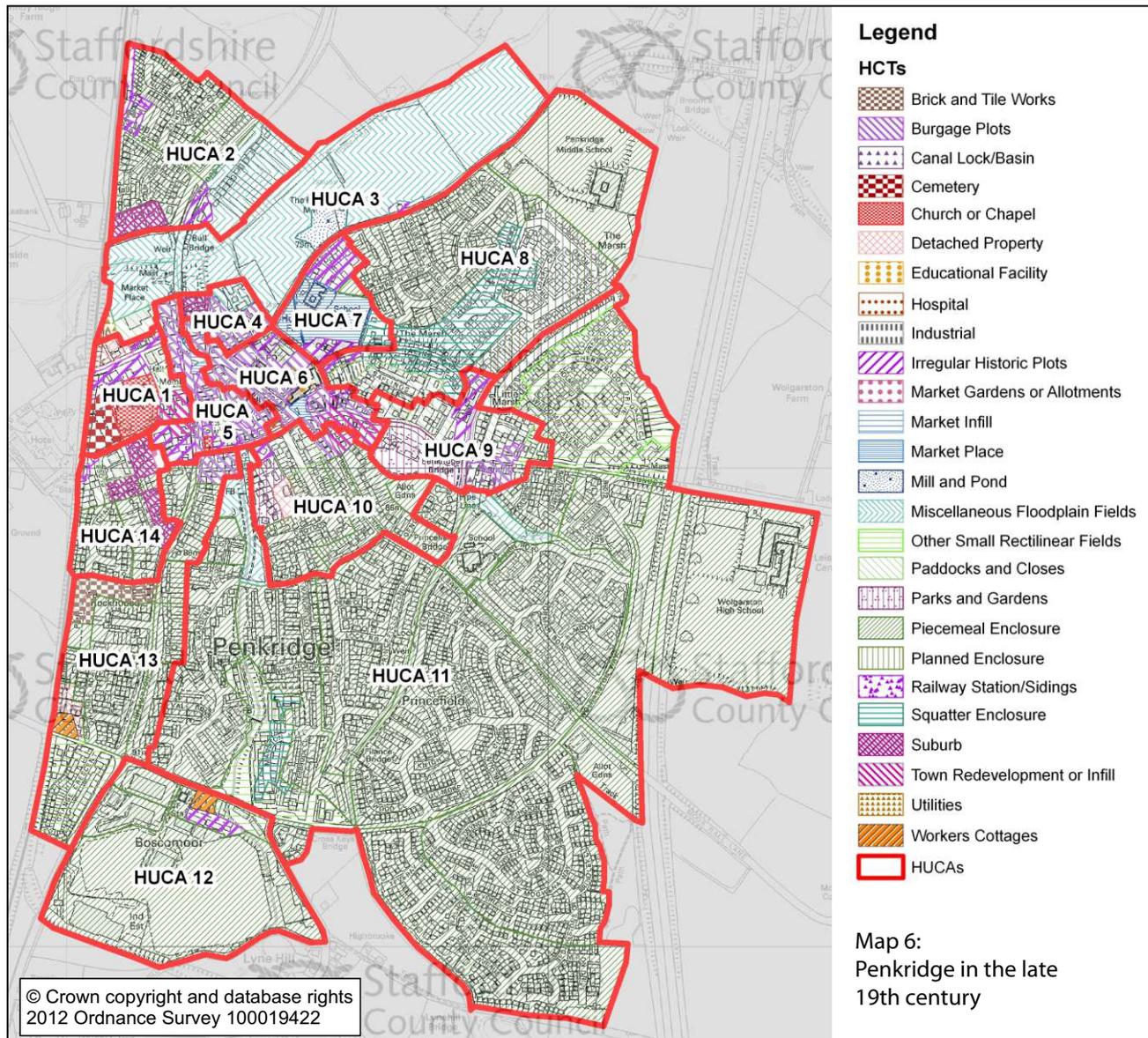
2.6.1.2 Population

The 19th century census returns reveal that across Penkridge township the population steadily increased between 1801 (1,727 people) and 1851 (2,663 people), but in the following decades (up to 1901) it generally fell albeit by a small margin²¹⁰.

2.6.1.3 Town and buildings

Wyatt's mid 18th century map of Penkridge suggests that the town had seen little significant growth from the medieval period, indeed the evidence presented in sections 2.4.1.3 and 2.5.1.2 may imply that it had contracted over this same period²¹¹. By the late 1820s the settlement was being described as 'principally of two streets' Market Street and Clay Street/Stone Cross (now the A449) the latter was apparently the 'best' of the two²¹². Several Listed properties within Market Street have been dated to the 18th and early 19th century and include a three storey brick built property on the south side of the street which had originated as a domestic building²¹³. The principal Listed buildings along Clay Street/Stone Cross include the early 19th century Little Arms, a purpose built coaching inn (an indication of the importance of this route cf. 2.6.5.1)²¹⁴. The other listed buildings have earlier origins, but many incorporate additions or alterations of this period. Furthermore, many of the unlisted and locally listed historic buildings which dominate Market Street and Crown Bridge in particular also appear to date to the 18th and 19th centuries; although earlier fabric may be

concealed behind earlier facades. Buildings which until the late 20th century stood in Mill Street were also described as dating from the 18th and early 19th centuries²¹⁵. Much of the rebuilding and alteration which occurred during the period was carried out under the auspices of the Littleton family, as lords of the manor²¹⁶. The distinctive architectural style (particularly the fish-scale tiles) contributes to an 'estate village' feel to the character of the settlement²¹⁷. The Littleton family were also responsible for several civic buildings including the school, a Reading Room in Market Street and almshouses in New Road (cf. 2.6.2.1 and 2.6.2.2)²¹⁸.



Gentlemen's residences began to appear during this period typified by detached houses set within sizable grounds which were generally located away from the historic core. The earliest of these are the Grade II Listed Haling Grove and Rock House, both of which have been dated to the early 19th century²¹⁹. The former is a large stuccoed detached house of three storeys lying back from the Cannock Road; a row of cottages are said to have been demolished to make way for it²²⁰. Rock House lies off New Road along a private driveway, although part of its grounds has since

²²¹ Dawson 1817 British Library Web viewed 10/09/2012 <http://www.bl.uk/onlinegallery/onlineex/ordsurvdraw/p/zoomify82327.html>; Maddocks 2012: 81

²²² R. Maddocks pers. comm...

²²³ Ordnance Survey first and second edition 25" OS maps

²²⁴ Midgley and Greenslade 1959: 105; Higginbotham 2012 Workhouses web viewed 03/10/2012 <http://www.workhouses.org.uk/Cannock/>

²²⁷ Midgley and Greenslade 1959: 135; White 1834: 503 Historical Directories Online viewed 31/07/2012 www.historicaldirectories.org

²²⁸ Ibid: 135; Wilkes 1985: 167; Staffordshire HER: PRN 09150

²²⁹ Ibid; Kelly's 1896 Historical Directories Online viewed 31/07/2012 www.historicaldirectories.org; Robert Maddocks pers. comm..

²³⁰ Ibid: 137; White 1834: 507 Historical Directories Online viewed 31/07/2012 www.historicaldirectories.org

²³¹ Midgley and Greenslade 1985: 105; Staffordshire HER: PRN 55040

been redeveloped for housing. By the late 19th century a detached house (The Uplands) and a pair of semi-detached houses (The Villas) had been built just below the railway viaduct on the north side of Levedale Road overlooking the Penk Valley (cf. HUCA 2 and plate 7).

The greatest alteration to the townscape during this period was the creation of two new roads. The Ordnance Survey drawing of 1817 suggests that the first (New Road), which links the Market Square to Clay Street, existed by 1817, although an alternative suggestion is that it was constructed as part of improvements to the road system linking Penkridge and Cannock made under the Turnpike Act of 1825²²¹. St Michael's Road which links Clay Street to Station Road was created at the instigation of Lord Hatherton between 1861 and 1862, when it was known as Church Road, to provide access to the station²²². By the 1880s two detached houses had been built at the northern end of St Michael's Road; with a third appearing by circa 1901²²³.

2.6.2 Administration, Education and Welfare

2.6.2.1 Welfare

A parish workhouse existed on the Cannock Road in Penkridge by 1777 until the Penkridge Union was established in 1834²²⁴. The former parish workhouse was used as cottages until its demolition in the mid 20th century²²⁵.

In 1866 the Dowager Lady Hatherton had five almshouses built in New Road in memory of her husband (plate 4)²²⁶. The beneficiaries were retired labourers from the Teddesley estate.

2.6.2.2 Education

The Charity School in the churchyard continued until the pupils were transferred to the National School circa 1831 when the former was demolished²²⁷.

The National School was initiated by the Littleton family in 1818 with the construction of a school and the Grade II listed School House in Market Place, both of which were designed by the architect Joseph Potter²²⁸. The school building was replaced and enlarged in 1889 by the extant building in memory of Edward Richard Littleton, the second Lord Hatherton²²⁹.

By 1818 there were three Dame Schools operating in Penkridge and in 1834 there were five academies and a boarding school operating at Ivy House, St Michael's Square (Grade II listed and built in 1741)²³⁰. None of these initiatives are likely to have been long lived.

The Littleton family's interest in education for the town did not stop at children with Lady Hatherton establishing a free reading room for the town in 1881. In 1885 the Reverend Littleton provided a purpose-built reading room for the use of working men on payment of a 'nominal' subscription (cf. HUCA 6)²³¹.

²²⁵ Midgley and Greenslade 1959: 105

²²⁶ Staffordshire HER: PRN 55028



Plate 4: Almshouses, New Road

2.6.2.3 Public Services and Utilities

In 1872 a small gas works was constructed on land to the north of properties standing on Pinfold Lane (cf. HCT 'Utilities' on map 5)²³². The gas supplied the town with lighting.

Other public services included the creation of a police station (now the Grade II Listed library) in Bellbrook off Cannock Road (plate 5)²³³. A plaque on the building dates it to 1858, but this just records its conversion from a failed Savings Bank, built in 1819. These works included the addition of two cells, which survive complete and unaltered. The police station was replaced by a new building in 1954 (cf. 2.6.3.2)²³⁴. A Grade II Listed lock up, dating to the early 19th century, containing two cells stands on the corner of Bellbrook and Market Place²³⁵. A chief constable and inspector are recorded in the Penkrige entry of White's 1851 Directory²³⁶.

2.6.2.4 Horse racing

Horse racing had apparently been established circa 1825 to the north of the town and was quite popular by 1834, however, it appears to have ceased by 1851²³⁷.

²³⁸ Midgley and Greenslade 1959: 126

²³⁹ Ibid: 103 and 126; Wilkes 1985: 162

²⁴⁰ Kettle 1979: 87

²⁴¹ Midgley and Greenslade 1959: 126

²⁴² R. Maddocks pers. comm..

²⁴³ Ibid.

²⁴⁴ Pigot & Co. 1828-9; White 1834; White 1851; Kelly 1896 all viewed 31/07/2012 on Historical Directories Online www.historicaldirectories.org

²⁴⁵ Ibid.

²⁴⁶ Pigot & Co. 1828-9; White 1851 viewed 31/07/2012 on Historical Directories Online www.historicaldirectories.org

²⁴⁷ White 1851 viewed 31/07/2012 on Historical Directories Online www.historicaldirectories.org

²⁴⁸ Pigot & Co. 1828-9; White 1834; White 1851; Kelly 1896 all viewed 31/07/2012 on Historical Directories Online www.historicaldirectories.org

²⁴⁹ White 1851 viewed 31/07/2012 on Historical Directories Online www.historicaldirectories.org

2.6.3 Economy

2.6.3.1 Agriculture

The open fields and common meadows of the area had all been enclosed by 1754; although at this date several of the commons were still open including The Marsh, Quarry Heath and Penkridge Heath²³⁸. The latter were enclosed in 1827 under an Act of Enclosure passed in 1814 which had been promoted by the Littleton family as lords of the manors²³⁹. The squatter settlements at the edge of the former commons, notably within the EUS area, at The Marsh (cf. HUCA 7 and HUCA 8) remained fossilised within this new landscape (cf. map 6).

The Littleton's were continuing to add to their lands during the late 18th and early 19th centuries by buying out smaller landholders²⁴⁰.

A report in 1801 identified the main crops grown within the historic parish which included wheat (covering the largest proportion), but also barley, oats, potatoes, peas, beans and turnips or rape²⁴¹.

2.6.3.2 Economy/Industry

The town itself was not associated with any particular industry during this period; its economy being typical of many small former market towns. Tanning is recorded in Penkridge in the 18th and early 19th centuries, probably located on Mill Street where there was ready access to running water²⁴². It is possible that tanning may have occurred in this area from at least the medieval period. A tanning business also existed in New Road in the 1860s²⁴³. Trade directories, from throughout the 19th century, record a variety of trades such as a clock and watch maker, several shoe makers, blacksmiths, coopers and turners, saddlers as well as tailors, dress makers, milliners and hair dressers²⁴⁴. The latter four trades perhaps indicate the social

diversity of the settlement (cf. 2.6.1.3), which is also exemplified by the presence of other occupations. These include the professions such as solicitors and surgeons who are recorded throughout the 19th century²⁴⁵. Other occupations include, in the late 1820s, an auctioneer (presumably associated with the horse fair) and by 1851 there was a deputy coroner and clerk to the magistrates as well as three insurance agents²⁴⁶. The importance of the railway is also clear by the mid 19th century where a junior railway inspector and a station master are recorded²⁴⁷.

There was also a strong commercial element to the town during the 19th century with grocers, shop keepers, a druggist, drapers, a cider dealer, wine and spirit merchants and numerous inn keepers represented²⁴⁸. Commercial travellers are recorded from 1851²⁴⁹.

Other occupations included bankers, a Savings Bank had been established in 1819, as well as a police officer by 1851²⁵⁰. The Grade II Listed former police station stands on the corner of Bellbrook and Cannock Road (HUCA 6 and plate 5). It has a date stone of 1858, but it was the Savings Bank in the early 19th century and parts most of it dates to this period²⁵¹. The bank closed in 1879 and the deposits were transferred to Penkridge Post Office²⁵².

The economic and professional diversity of the settlement during the 19th century reveals that Penkridge was still functioning as a town and the presence of a town crier in 1896 perhaps reflects the inhabitants' view of its status²⁵³.

²⁵⁰ White 1851 viewed 31/07/2012 on Historical Directories Online www.historicaldirectories.org

²⁵¹ Staffordshire HER: PRN 12995

²⁵² Maddocks 2009

²⁵³ Kelly 1896 viewed 31/07/2012 on Historical Directories Online www.historicaldirectories.org

²⁵⁴ Midgley and Greenslade 1959: 106; Wilkes 1985: 172
²⁵⁵ Wilkes 1985: 160; Midgley and Greenslade 1959: 106; R. Maddocks pers. comm..
²⁵⁶ Midgley and Greenslade 1959: 106; R. Maddocks pers. comm..
²⁵⁷ R. Maddocks pers. comm..
²⁵⁸ Maddocks 2009
²⁵⁹ Ibid.
²⁶⁰ Ibid.; Third edition 25" OS map (circa 1920)
²⁶¹ Wilkes 1985: 181; R. Maddocks pers. comm..

Plate 5: Former police station (currently the library)



Beyond the town the local iron industry was in decline. Between circa 1717 and circa 1832 the mill at Congreve (to the south west of the town) was used as a forge whilst the former Town Mill (HUCA 3) operated as a rolling mill for approximately six years²⁵⁴. It was a corn mill by 1834.

Quarrying appears to have been an important industry during the period; there were quarries at Quarry Heath, Wood Bank, Wolgarston and off the Wolverhampton Road by 1754 which were still operating in 1862²⁵⁵. Ingrams operated the quarries at Wood Bank and Quarry Heath between 1892 and 1924; the works at Quarry Hill was continued by the Walker firm until at least 1940²⁵⁶. Lord Hatherton refers to his works to create a playground in 1860 at Horsefair was also an opportunity to extract stone for building purposes²⁵⁷. Brick-making was being carried out on Penkridge Heath in the late 18th century. Fields recorded on the 1754 map occur in the area of the later Filance Lock (HUCA 11) suggest brick making was occurring in this area²⁵⁸. A brickworks existed on the western side of Wolverhampton Road (just south of the junction with St Michael's Road) by the later 19th century, which had gone by circa 1920 (cf. HUCA 13)²⁶⁰.

The Littleton family opened a coal mine on their land to the west of Huntington in 1899 (Littleton Colliery); previous attempts in the 1870s having failed²⁶¹.

²⁶² Wilkes 1985: 159; Midgley and Greenslade 1959: 129
²⁶³ Pigot 1828-9 Historical Directories online viewed 31/07/2012; White 1834 Historical Directories online viewed 31/07/2012; White 1851 Historical Directories online viewed 31/07/2012 all at www.historicaldirectories.org
²⁶⁴ Midgley and Greenslade 1959: 129
²⁶⁵ First Edition 25" OS map
²⁶⁶ Kettle 1967: 364; Midgley and Greenslade 1959: 129; White 1834 Historical Directories online viewed 31/07/2012; White 1851 Historical Directories online viewed 31/07/2012 all at www.historicaldirectories.org
²⁶⁷ Midgley and Greenslade 1959: 127; Staffordshire HER: PRN 01047
²⁶⁸ Ibid; First Edition 25" OS map and Second Edition 25" OS map

²⁷² SRO D260/M/E353a no. 4 Wyatt 1754; First Edition 25" OS map and Second Edition 25" OS map
²⁷³ Broadbridge 1967: 56
²⁷⁴ Midgley and Greenslade 1959: 128
²⁷⁵ White 1834 Historical Directories Online viewed 31/07/2012 www.historicaldirectories.org; Staffordshire HER: PRN 09141
²⁷⁶ Staffordshire HER: PRN 51781; Midgley and Greenslade 1959: 131
²⁷⁷ Midgley and Greenslade 1959: 131
²⁷⁸ Staffordshire HER: PRN 12603
²⁷⁹ Midgley and Greenslade 1959: 131

2.6.3.4 Markets and fairs

The Tuesday market was resumed in 1747 and was still being held in 1817²⁶². It appears to have become obsolete by the late 1820s and does not appear to have been re-established during the course of the 19th century²⁶³. However, by 1868 there was a fortnightly cattle market held on a Monday²⁶⁴. By the 1880s the cattle market was being held to the west of the railway on the north side of Pinfold Street (beyond the EUS project area). This location was possibly chosen for its proximity to the railway line as opposed to the site of the Horse Fair across the other side of the town (cf. HUCA 7)²⁶⁵.

The horse fair itself continued in popularity throughout the 18th century (in the 1720s Daniel Defoe described it as 'the greatest horse fair in the world') and in 1851 it was still being described as being among the 'first for saddle and draught horses'²⁶⁶.

2.6.3.5 Mills

Penkrige Town Mill certainly existed by 1754; the brick mill building probably dates to the late 17th or early 18th century (HUCA 3 and plate 8)²⁶⁷. Between at least 1827 and 1832 the mill was being used as a rolling mill, but appears to have been converted to a corn mill by 1834; it was still in use as a corn mill at the end of the 19th century²⁶⁸.

A water mill at Wolgarston, lying to the north of Wolgarston Farm (beyond the EUS area) existed by 1754 and in 1834 was operating as a corn mill²⁶⁹. By 1851 it was operated by a farmer, bone crusher and manure manufacturer; it was described as a bone mill in the late 19th century²⁷⁰. A description of the mill when it was still standing in the mid 20th century states that it was a two and three storey red brick structure of 18th or 19th century, although some fabric may have been earlier²⁷¹.

A mill pond still existed at Hazel Mill in 1754, although by the late 19th century it is unclear whether the mill was extant despite the name still attached to the site (the mill pond is not depicted)²⁷². The earthwork remains of two mill ponds and a long two and three storey red brick building were described as extant in the 1960s²⁷³.

A windmill existed by 1775, but had disappeared by the late 19th century, to the east of the Wolverhampton to Stafford Road (A449)²⁷⁴. Nothing further is known of this site.

2.6.4 Religion

2.6.4.1 Anglican Churches

The Grade I Listed St Michael and All Saints' Church retains earlier fabric, but was apparently repaired and restored on two occasions during the 19th century (plate 2). The first restoration occurred circa 1831 and the second was by J. A. Chatwin of Birmingham in 1881²⁷⁵.

A tithe barn is marked on Wyatt's map (1754) to the south of the church and this may have had medieval origins forming part of the collegiate complex²⁷⁶. It had gone by the late 19th century; possibly at the time that St Michael's Road was created (cf. 2.6.1.3).

A vicarage was built in 1831 on land provided by the Littleton family to the west of the railway line (beyond the EUS project area)²⁷⁷. The Grade II Listed former vicarage has since been enlarged and converted to a hotel and restaurant²⁷⁸.

2.6.4.2 Non-Conformism

John Wesley preached in Penkrige parish in 1745 and a purpose-built Wesleyan chapel was opened on New Road in 1828²⁷⁹. This building has since been replaced.

²⁶⁹ SRO D260/M/E353a no. 4 Wyatt 1754; Midgley and Greenslade 1959: 127; Staffordshire HER: PRN 01279

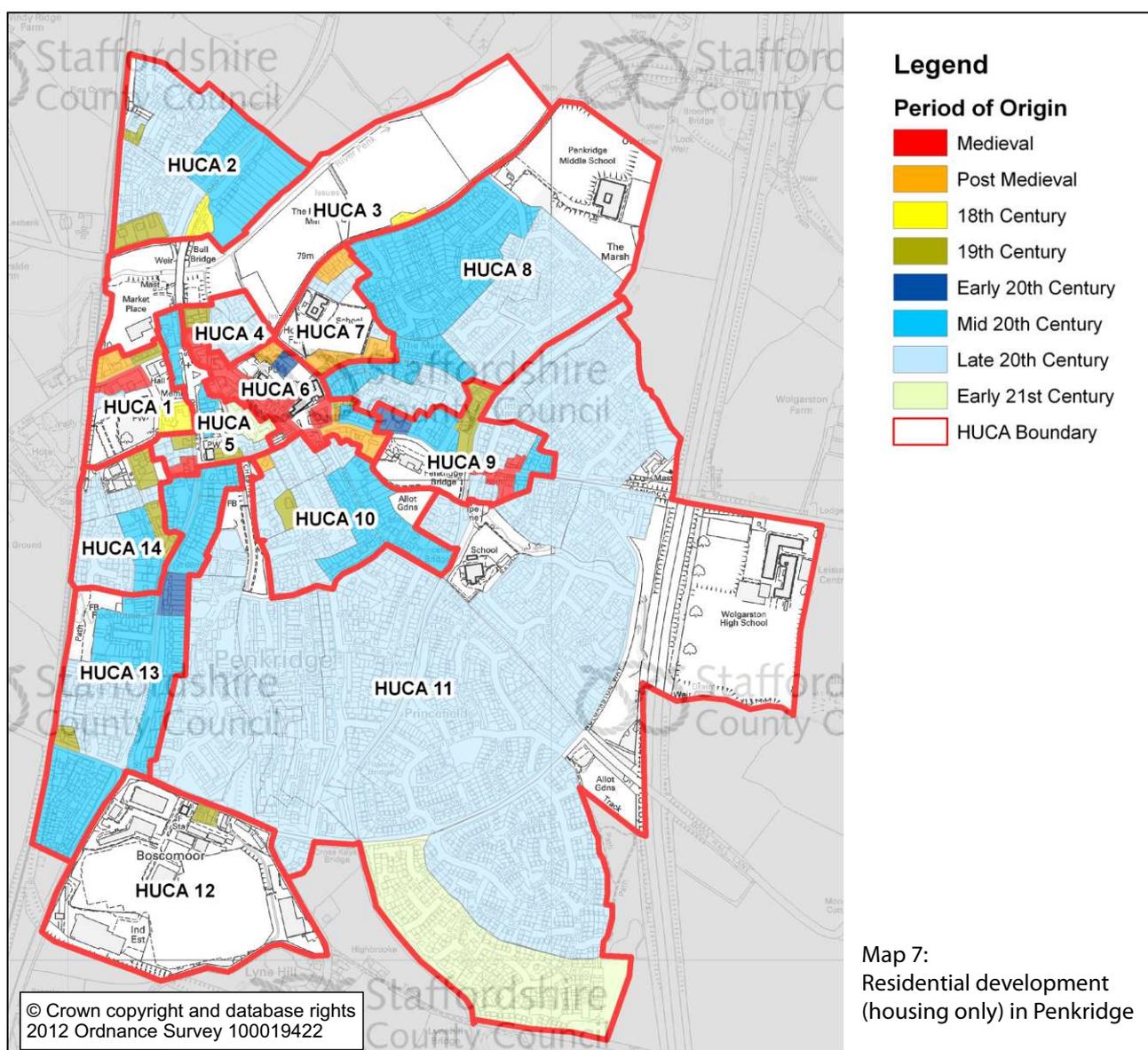
²⁷⁰ Midgley and Greenslade 1959: 129; First Edition 25" OS map and Second Edition 25" OS map

²⁷¹ Midgley and Greenslade 1959: 129

2.6.5 Communications

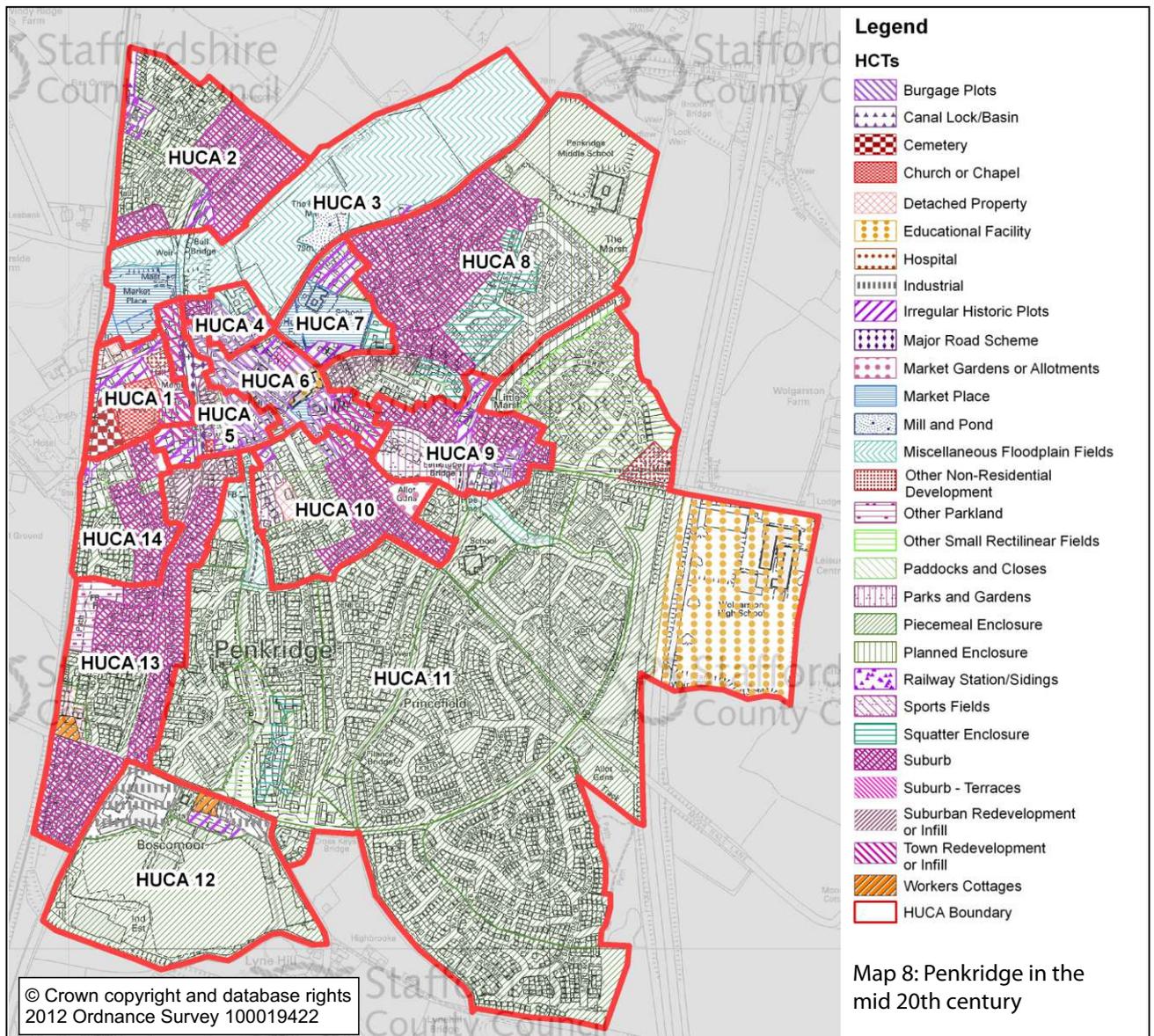
2.6.5.1 Roads

Until the mid 19th century passenger transport was largely confined to road travel. Several coaches stopped in Penkridge on their routes between London and Manchester; Bristol, Birmingham and Manchester and Cheltenham, Birmingham and Liverpool by the early 19th century²⁸⁰. Within the town, in 1834, coaches stopped at The Littleton Arms, The George and Fox Inn and The White Hart, all lying on the Wolverhampton-Stafford Road (A449)²⁸¹. Only two of these inns survive; the Grade II Listed The Littleton Arms which dates to the early 19th century (which probably replaced an earlier inn on this site (cf. plate 6)) and the Grade II Listed The White Hart, which is a decorative 17th century timber framed property which probably originated as a private dwelling²⁸². The George and Fox Inn was rebuilt in the 1930s (cf. 2.6).



The importance of the main north-south route between Stafford and Wolverhampton along which all the coaches travelled was emphasised by its turnpiking (circa 1761) with a toll gate sited at Bull Bridge to the north of the town²⁸³. It is likely that due to the increased importance of this route during the late 18th and early 19th century, Bull Bridge was rebuilt (in 1796) and was widened in the early 1820s when buildings were also removed from it²⁸⁴.

The road between Penkridge and Cannock had been turnpiked by 1826²⁸⁵. There was probably a tollgate located at the 17th century Shirlyn Cottage (formerly known as 'Tollgate Cottage') on Cannock Road, which even in the late 19th century was the most easterly building on the road within Penkridge²⁸⁶.



²⁸⁷ Ibid: 105; Wilkes 1985: 163; Staffordshire HER: PRN 05171
²⁸⁸ Staffordshire HER: PRN 01252, PRN 01253, PRN 1251, PRN 01250 and PRN 01249
²⁸⁹ Midgley and Greenslade 1959: 104
²⁹⁰ Staffordshire HER: PRN 01252
²⁹¹ White 1834 Historical Directories Online viewed 31/07/2012
www.historicaldirectories.org
²⁹² Staffordshire HER: PRN 01262 and PRN 01263
²⁹³ Staffordshire HER: PRN 01265
²⁹⁴ Midgley and Greenslade 1959: 105; Wilkes 1985: 171; Staffordshire HER: PRN 01274; P. Collins pers. comm..

²⁹⁵ White 1851 Historical Directories Online viewed 31/07/2012
www.historicaldirectories.org
²⁹⁶ Midgley and Greenslade 1959: 105; P. Collins pers. comm..
²⁹⁷ First edition 25" OS map
²⁹⁸ Midgley and Greenslade 1959: 109 and 124; Currie 1979: 138; Wilkes 1985: 186
²⁹⁹ Wilkes 1985: 186; Calcroft 2003: 12; Staffordshire HER: PRN 12984 and PRN 13000
³⁰⁰ Midgley and Greenslade 1959: 103; P. Collins pers. comm..
³⁰¹ Ibid: 131
³⁰² Staffordshire HER: PRN 01046

2.6.5.2 Canals

The transport of goods was revolutionised with the opening of the Staffordshire and Worcestershire canal in 1772. The lord of the manor, Sir Edward Littleton, recognised the importance of this new mode of transport and encouraged its construction through his estates and used it to transport goods such as wheat²⁸⁷. Three bridges, including an accommodation bridge, survive within the EUS project area as do two locks. At Penkridge Bridge and lock, the lock keeper's cottage, probably built in the late 18th century, also survives standing on the Cannock Road²⁸⁸. The canal lies to the east of the historic core; its progress through Penkridge now flanked by 20th century suburban expansion. A canal wharf, located to the south of Cannock Road adjacent to Penkridge Bridge and lock, had been constructed by 1831²⁸⁹. A workshop and warehouse, probably dated circa 1830, survived in the 1960s, but have since been re-developed, however, the Wharfingers house survives²⁹⁰. In 1834 it was recorded that boats called at the canal wharf several times a day to take goods all across the country²⁹¹.

Several other buildings associated with the canal survive within the EUS project area including two canal side inns; the Cross Keys a probable 18th century inn with moorings and a stable to the rear of Filance Lane and The Boat Inn, a Grade II Listed inn lying adjacent to Penkridge Bridge²⁹². There are also three probable early 19th century cottages standing adjacent to the canal, with no other access to the north of Penkridge Bridge which were presumably constructed for canal workers²⁹³.

2.6.5.3 Railways

The Grand Junction Railway, running parallel to the main north-south road, was opened on 4 July 1837 with a passenger's station to the rear of the church (HUCA 14)²⁹⁴. St Michael's Road is likely to be associated with the

construction of the station (cf. 2.6.1.3). By 1851 trains ran six times a day in each direction²⁹⁵.

The route of the railway required the construction of a viaduct over the Penk Valley was designed by Thomas Brassey, the railway engineer (plate 7)²⁹⁶.

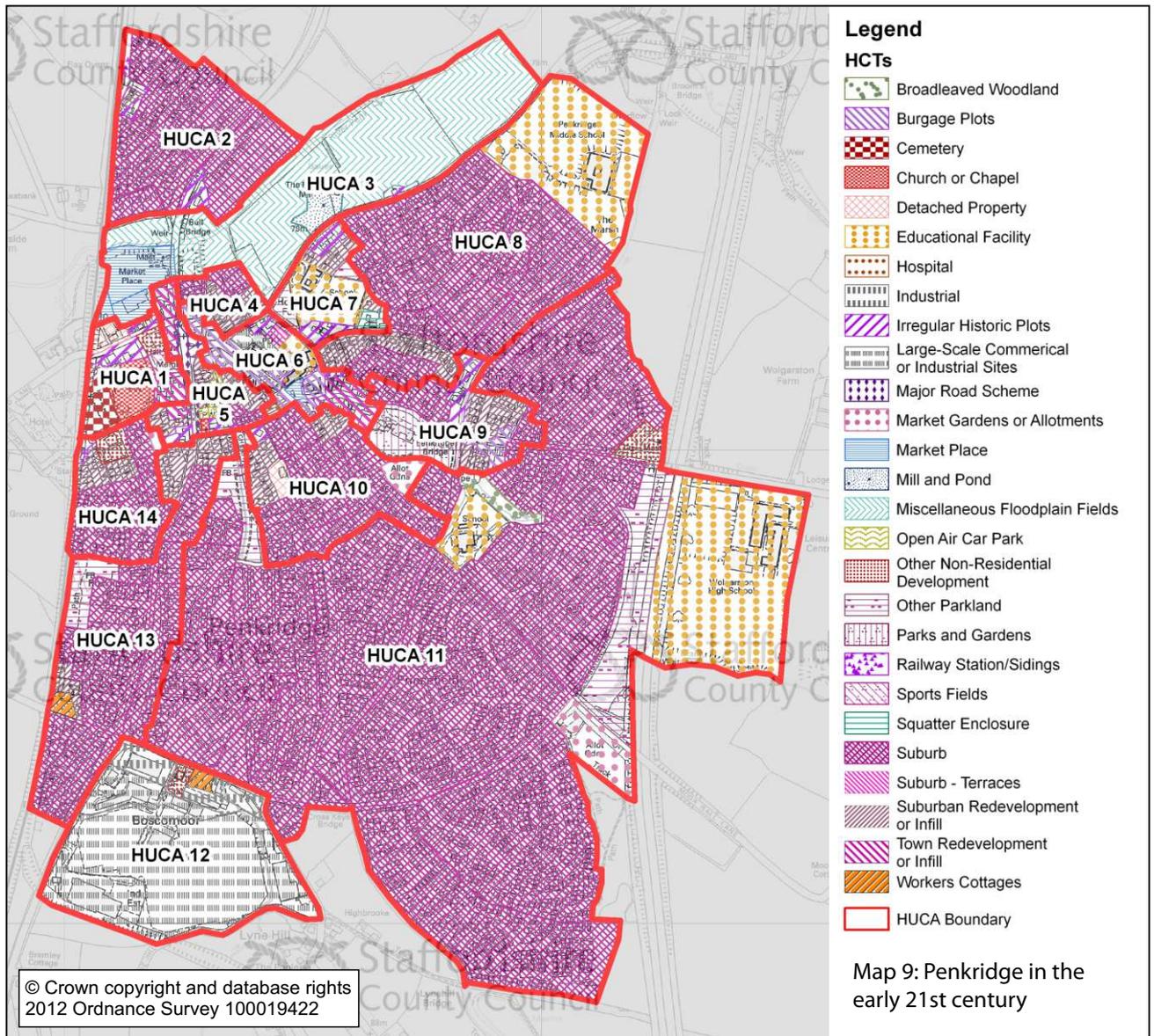
By the late 19th century a goods shed, which survives, had been constructed to the north of the town (off Goods Station Road; HUCA 2)²⁹⁷.

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

Lordship and townscape

The influence of the Littleton family waned during early 20th century with the selling off of the estate piecemeal during the period from 1919 to 1953²⁹⁸. Circa 1930 the family left Teddesley Hall for Hatherton Hall to the north east of Cannock. Teddesley Hall was demolished in the early 1950s, although the Grade II Listed former servants block and stable block survive²⁹⁹.

The first significant change to the townscape during this period occurred between 1932 and 1934 when Clay Street/Stone Cross was widened and straightened³⁰⁰. It resulted in the removal of the square known as 'Stone Cross' as well as the demolition of many historic buildings along sections of both sides of the road including The George and Fox Inn (cf. plate 9 and plate 10). Consequently there has been significant mid 20th century redevelopment along this road (cf. map 7), although both the Grade II Listed Littleton Arms (plate 6) and the White Hart survived. A new Methodist Chapel was built at the corner of New Road and the newly re-aligned Clay Street in 1934³⁰¹. Improvements were made to Bull Bridge crossing the River Penk in the 1970s³⁰².



Map 7 also reveals the main periods of suburban expansion during the 20th and early 21st century. In the mid 20th century this concentrated to the north east on the area of The Marsh which had been used by troops during the Second World War³⁰³. This area was subsequently occupied by homeless families, in the former military huts, from 1948 until the housing estate, which includes Kempson Road, (HUCA 8) was built, from 1952 onwards, to house them³⁰⁴. Population growth during the 20th century led to a greater need for school places. The primary school off Market Square was extended in 1910; a senior school was constructed in the mid 20th century at Wolgarston (HUCA 11) and three schools for primary aged children opened in the late 20th century (cf. HUCA 7, HUCA 8 and HUCA 11). Two purpose built supermarkets opened in the late 20th century; one to the rear of Market Street (HUCA 6) and the other to the south off the Stafford Road (A449) (HUCA 12).

³⁰⁵ Wilkes 1985: 181 and 184
³⁰⁶ Staffordshire HER: PRN 20492; P. Collins pers. comm..
³⁰⁷ Wilkes 1985: 181; Midgley and Greenslade 1959: 105
³⁰⁸ Ibid: 184; Ibid: 127
³⁰⁹ Midgley and Greenslade 1959: 106
³¹⁰ Wilkes 1985: 184
³¹¹ Midgley and Greenslade 1959: 129
³¹² Ibid; Penkridge Market viewed 10/10/2012 <http://www.penkridgemarket.co.uk>

Economy

One of the largest employers in the area during the 20th century was arguably the Littleton Colliery at Huntington, which was opened in 1899³⁰⁵. At its peak it employed 2000 workers and finally closed on 9 December 1993³⁰⁶. A mineral line linking the colliery to a coal wharf on the Staffordshire and Worcestershire Canal at Otherton and ultimately to the mainline railway to the south of Penkridge opened in the early 20th century, but is now (2012) disused³⁰⁷.

In the mid 20th century Penkridge parish was still largely agricultural and many local people continued to be employed on farms, particularly across the Teddesley estate³⁰⁸. The quarries also probably employed local people, but these had been abandoned by 1955³⁰⁹. It has been suggested that during the early and mid 20th century some local people would probably have commuted by either rail or bicycle to Stafford³¹⁰. The rise in private car use during the mid 20th century enhanced opportunities for commuting and this was further improved by the construction of the M6 motorway in the early 1960s (part of which passes through the EUS project area to the east of the historic core); junction 13 lies approximately 4km to the north along the A449.

The three nationally important fairs had ceased by 1924; although the reasons for this are not currently clear. However, the cattle market continued to be held in 1940 and had moved to its present location by 1963 (cf. HUCA 3)³¹¹. By 1955 a general market was being held, which has continued in popularity; in 2012 markets are held twice a week on a Wednesday and a Saturday³¹².

Section Summary

- ◆ The legible historic character of the planned medieval town survives within **HUCA 6** and comprises burgage plots, a market place and the street pattern. **HUCA 1** contains the Grade I Listed St Michael and All Saints Church with its churchyard. Three timber framed properties lie to the north of the church, each of potential medieval origin (including the Grade II* The Deanery). Timber framing makes a significant contribution to the built character of both HUCAs. The highest numbers of Listed buildings (including the Grade I and Grade II* buildings already mentioned) lie within these two HUCAs; both lie within part of the Penkrudge Conservation Area.
- ◆ Part of the area of the medieval town also lies within **HUCA 5** whose historic character was significantly altered when the A449 was upgraded in the 1930s. Early buildings do survive within the HUCA including the Grade II Listed 17th century 'Railway Inn'. The majority of the buildings, however, post-date the road widening; significant among these are the rebuilt 'George and Fox Inn' and the Methodist Church which are probably contemporary with the road building. **HUCA 9** has also been identified as potentially having initially formed part of the medieval planned town; although by the mid 18th century many of the plots appear to have been paddocks. This suggests that either there was settlement shrinkage or possibly that settlement was never established upon these planned burgage plots.
- ◆ Evidence for potentially post medieval settlement (including squatter settlement) survives in **HUCA 7**. The built heritage of the HUCA includes the Grade II Listed 'Mill End' which may be associated with the extant Town Mill lying in **HUCA 3**. A Grade II Listed timber framed 17th century house also survives, located away from the main settlement core, in **HUCA 10**.
- ◆ The Staffordshire and Worcestershire Canal (a Conservation Area) forms an important part of the historic character of **HUCA 9** where late 18th century structures (a lock and bridge) as well as a lock keeper's cottage and the Grade II Listed early 19th century Boat Inn are prominent heritage assets. These buildings are also associated with early 19th century cottages and a wharfinger's house; the latter had been associated with a canal wharf, but this site has since been redeveloped. The canal is also a prominent feature of **HUCA 8** and **HUCA 11**; the 18th century 'Cross Keys Inn' probably originated to serve the boating community in the latter.
- ◆ Gentlemen's houses were established on the outskirts of the town in the 19th century and include the Grade II Listed Haling Grove in **HUCA 9** and Grade II Listed Rock House in **HUCA 10**. Other gentlemen's residences were constructed in **HUCA 2** and **HUCA 14**. The latter includes St Michael's Road which was probably built to serve the railway station (also located in the HUCA) in the mid 19th century.
- ◆ Modern development, of mid 20th, late 20th and early 21st century date, dominates **HUCA 2, HUCA 4, HUCA 8, HUCA 10, HUCA 11** and **HUCA 13**. Mid and late 20th century industrial and retail development dominates the character of **HUCA 12**. Earlier properties survive within all of these areas.

- ◆ The assessment has also identified a high potential for below ground archaeological remains to survive within HUCA 1, HUCA 3 and HUCA 6. Further archaeological potential has been identified within HUCA 4, HUCA 5, HUCA 7, HUCA 8, HUCA 9, HUCA 10, HUCA 13 and HUCA 14. 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 identified for Penkridge.

Each of the statements of HUC is not static and may need to be enhanced or adapted as new information which alters our understanding and perception of each area becomes available³¹³.

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.

³¹³ 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 townscapes³¹⁴.

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

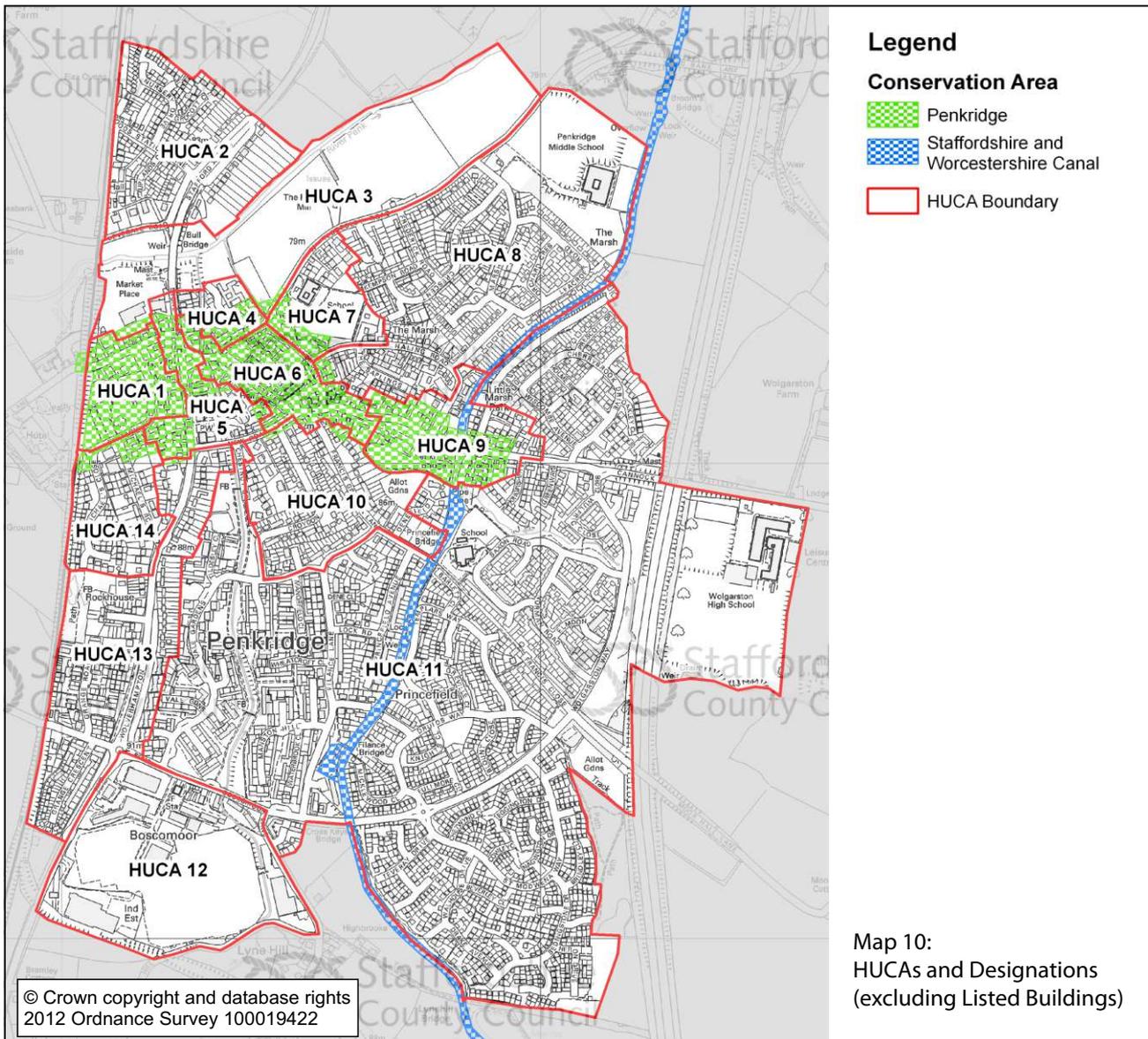
| | | |
|-------------------------|---------------|---|
| Historical value | High | The legible heritage assets either dominate or significantly contribute to the historic character of each HUCA. There are strong associations between the heritage assets (both tangible and intangible) within the HUCA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

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

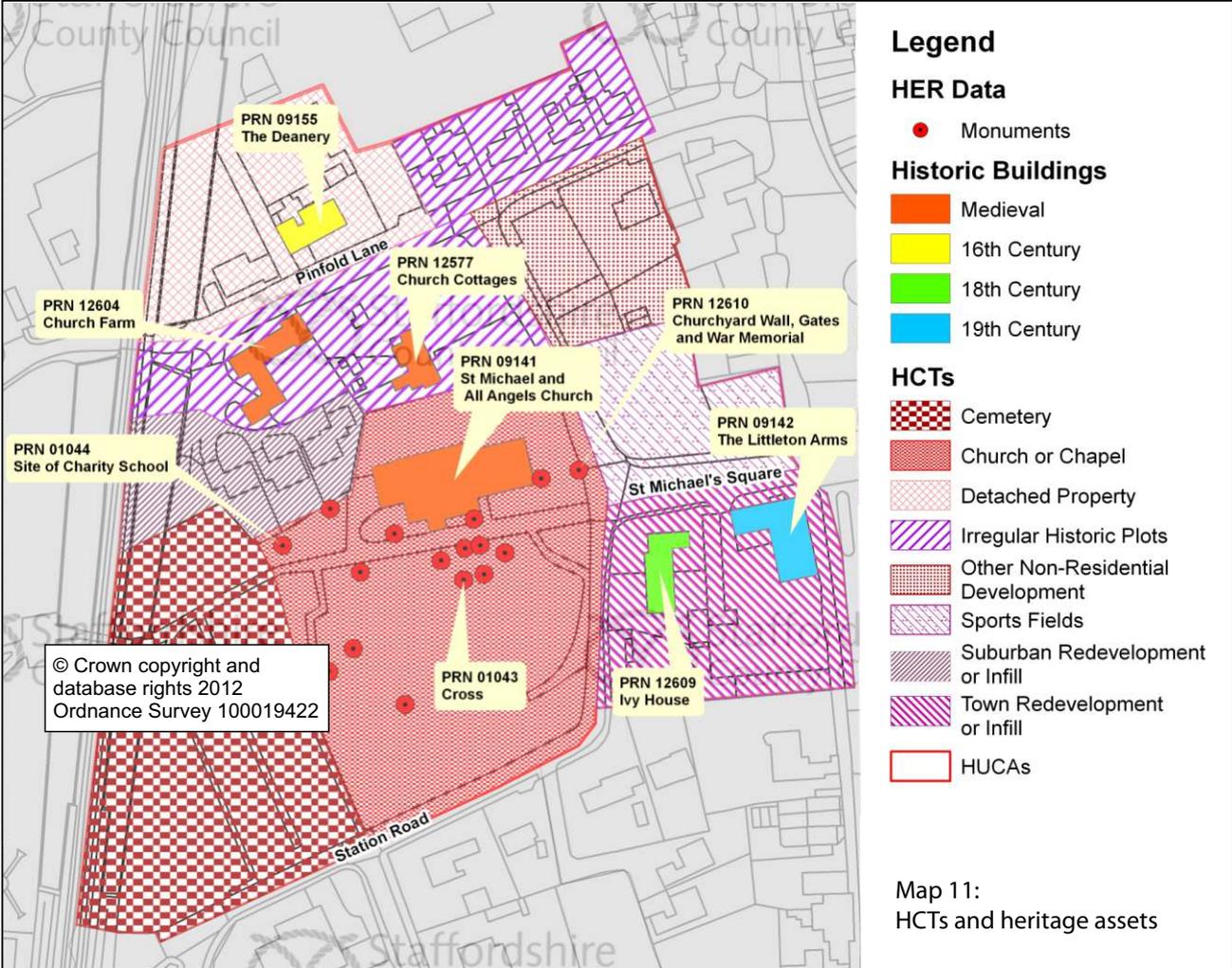
Table 2: Assessment of Heritage values

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

4. Assessment of Historic Urban Character Areas (HUCA)



4.1 HUCA 1: St Michael's Church



4.1.1 Statement of heritage significance

The HUCA incorporates the Grade I Listed St Michael & All Angels Church and its churchyard where there are 12 Grade II Listed burial monuments as well as a Grade II Listed war memorial and stone cross (cf. map 11). The latter was removed to the churchyard from Stone Cross (HUCA 5) during road widening (possibly in the 1930s). To the south east of the church the HCT 'Cemetery' marked on map 11 had been created as an extension to the churchyard by the late 19th century. To the north of the church there are two timber-framed buildings whose form suggests they may both have originated in the late medieval period.

According to Wyatt's map (1754) all of this area, south of Pinfold Street and north of the A449, had formed part of the Deanery manor. The map also appears to identify a potentially fossilised earlier boundary to the east of the church (cf. map 2) which could indicate the extent of the collegiate complex during the medieval period if not the area occupied by an early medieval minster (cf. 2.3.4 and 2.4.3). It has always been assumed that the main collegiate buildings (particularly those housing the priests) lay to the north of the church in the area of (and

potentially incorporating) the late medieval buildings. It is currently unclear to what purpose the area to the south may have been used, although Wyatt's map indicates the site of a tithe barn in this area (cf. HUCA 14).

The Grade II* Listed The Deanery, lying to the north of Pinfold Lane appears to have stood outside the bounds of Deanery Manor (in Penkridge Manor) at least by the mid 18th century (although we cannot be sure how static the boundaries of the manor were over time). The building itself has been dated to just prior to the Dissolution of the collegiate church in the mid 16th century and some commentators have suggested (presumably based upon its date) that it may have formed part of the collegiate complex (cf. 2.5.1.3 and 2.5.4). However, externally the form of the buildings suggests a farmhouse rather than a former ecclesiastical building, although it has not been the subject of a detailed historical analysis³¹⁵.

The origins of the development of the plots lying between the church and the A449 (HCTs 'Other Non-Residential Development', 'Sports Fields' and 'Town Redevelopment and/or Infill' on map 11) is currently unclear. This area lying within the Deanery Manor on Wyatt's map (1754) was quite densely developed and the plots depicted suggest they may have had medieval origins (as burgage plots), although this does not rule out the possibility that they were established at a later date possibly in the post-Dissolution period by the Littleton family (cf. 2.5.1.3). The majority of the buildings on Wyatt's map were demolished (particularly to the north of what is now St Michael's Square) when Sir Edward Littleton built a stable block in the early 19th century; these were demolished in 1844 and subsequently formed the garden of the Littleton Arms standing opposite³¹⁶. The bowling green was established on the site of the gardens in the early 20th century (HCT 'Sports Fields'). The

area depicted by HCT 'Town Redevelopment or Infill' incorporates the Grade II Listed Ivy House, dated to 1741, and the Grade II Listed Littleton Arms (plate 6)³¹⁷. The latter has been dated to the early 19th century and appears to have replaced an earlier inn on the same site; certainly a large building is indicated in this position on Wyatt's map (1754). It is possible, but not proven, that the buildings in this area formed part of the collegiate buildings and may even have been associated with guest quarters for those pilgrims travelling the north-south route; the provision of accommodation on the site of the Littleton Arms therefore has the potential to have a very long history.

4.1.2 Built character

The surviving historic buildings of the HUCA are all impressive, high status, structures and this is reflected in their designations as Listed buildings: this includes the Grade I Listed St Michael's Church and the Grade II* Listed The Deanery. The church is the most visible building within the HUCA; and provides key views from various points across the town (being visible from as far away as the junction of Cannock Road with Wolgarston Way 1km to the east). It is a sandstone structure of 13th and 14th century date; being restored in the late 19th century by the architect J. A. Chatwin (cf. 2.4.3.1 and 2.6.4.1)³¹⁸. The only other stone built structure in the HUCA is the main block of the Grade II* Listed The Deanery which has been dated to the 16th century; it is flanked by later, possibly 17th century wings³¹⁹. The north eastern wing has visible timber framing; affirming its 17th century date, but that to the south west has been rendered.

³²⁰ Staffordshire HER: PRN 12577

³²¹ Staffordshire HER: PRN 12604

³²² 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. (Scope note reproduced from the Thesaurus of Monument Types by kind permission of English Heritage. © 2012 English Heritage).

³²³ Staffordshire HER: PRN 12609

³²⁴ Staffordshire HER: PRN 12609



Plate 6: The Littleton Arms

Further timber framing can be seen in the Grade II Listed Church Cottages, standing immediately to the north of the church, this framing has been infilled with brick³²⁰. Part of the building has been covered with roughcast and in other parts there has been rebuilding of the structure in brick. The earliest parts are believed to date to the 15th or 16th century. Smoke-blackened timbers in the roof suggest it had originated as an open hall house. Believed to be of equally early date is Church Farm which stands to the west of Church Cottages³²¹. The building has been the subject of rebuilding and extensions in red brick during the early 18th century which removed all traces of the external timber framing. However, the south west bay of the central range is enclosed by two timber cruck trusses, whilst the north east bay retains a 16th century sandstone fireplace³²².

The Grade II Listed 'Littleton Arms' is a visually prominent three-storied building lying on the western side of the A449 (plate 6)³²³. The property is stuccoed with brick chimney stacks. Single-storey painted brick outbuildings, possibly including former stables, survive to the rear. Tucked away on Station Road, lying between the church yard and the 'Littleton Arms' is the Grade II Listed red brick Ivy House³²⁴. The property is dated to 1741 and has more recently been subdivided to form two houses.

Few other buildings are present within the HUCA with the exception of three large detached houses built in the late 20th century on land to the rear of Church Farm (HCT 'Suburban Redevelopment or Infill' on map 11) and a community hall built in the mid 20th century on the south side of Pinfold Lane (HCT 'Other Non-Residential Development').

4.1.3 Heritage values:

| | |
|---|--------------------|
| <p>Evidential value: There is the potential for below ground deposits to survive associated with the development of the ecclesiastical site from the early medieval period onwards. The historic buildings also have the potential to make a vital contribution to our understanding of the development of the HUCA particularly if their origins and earliest functions can be determined through detailed analysis.</p> | <p>High</p> |
| <p>Historical value: The HUCA is comprised of nationally important historic buildings whose presence makes an important contribution to an understanding of Penkridge's social, economic and spiritual history.</p> | <p>High</p> |
| <p>Aesthetic value: The historic buildings all make a significant contribution to Penkridge's local character and this is acknowledged by the fact that they are all Listed Buildings (includes the Grade I Listed St Michael's Church and the Grade II* Listed 'The Deanery') and the areas incorporation into the Penkridge Conservation Area. The church in particular contributes to the aesthetic character of the town by its dominance within the townscape. The Grade II Listed 'Littleton Arms' is also an important prominent building lying at the heart of main route through the town (the A449).</p> | <p>High</p> |
| <p>Communal value: The church and the 'Littleton Arms' are, in different ways, community buildings. Their accessibility is an opportunity for both visitors and the community to engage with the built heritage and the wider history of the town.</p> | <p>High</p> |

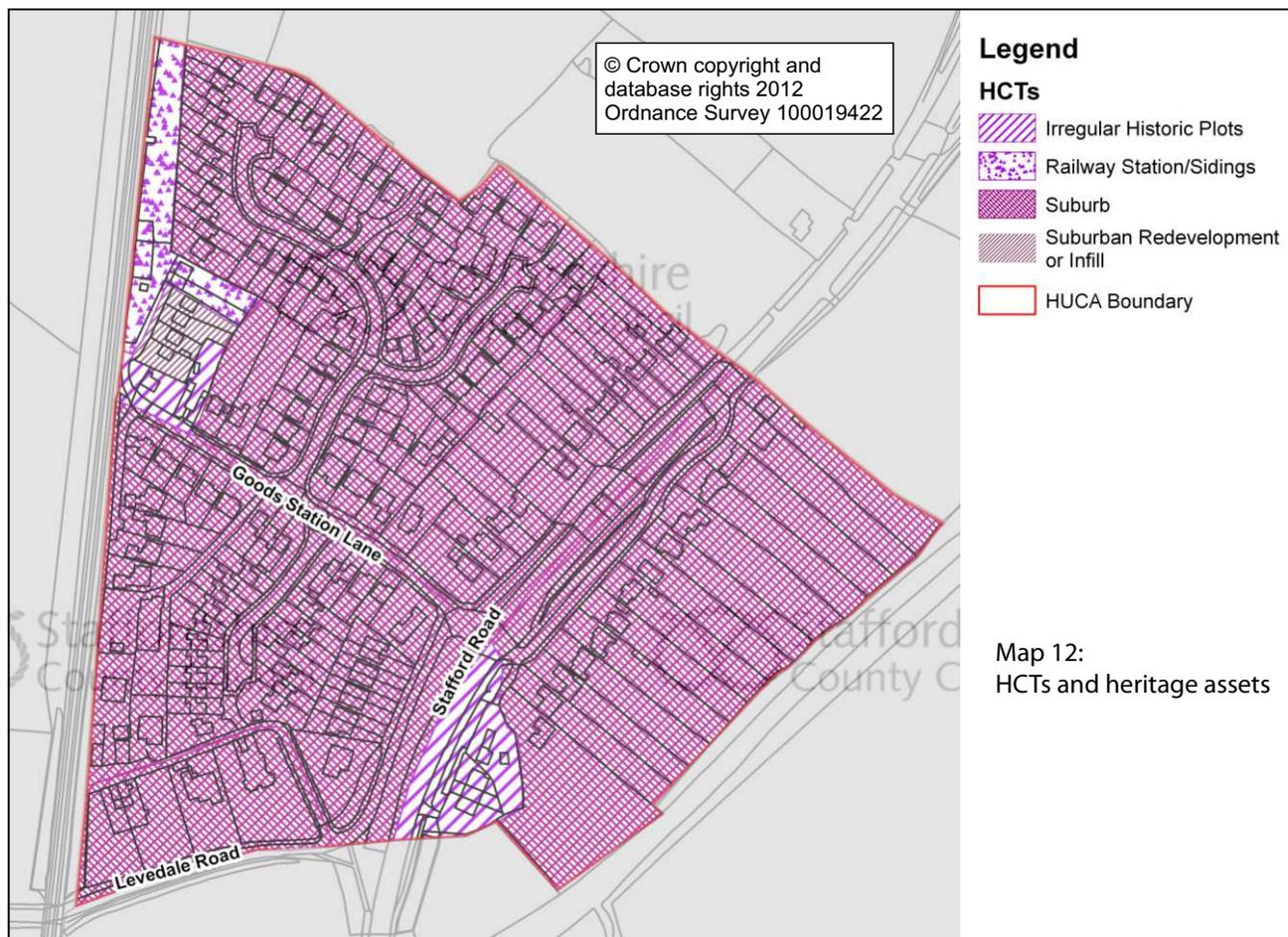
4.1.4 Recommendations

The heritage significance and values have recognised the importance of this HUCA's contribution to an understanding of Penkridge's history and 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)³²⁵.
- ◆ There are numerous designated heritage assets within the HUCA. Where alterations or changes are proposed to historic buildings, whether Listed or not, within the Conservation Area the applicant should consult the Penkridge Conservation Area Appraisal and the South Staffordshire Conservation Team in the first instance³²⁶. All of the designated heritage assets and their settings are covered under para. 132 of NPPF³²⁷.

- ◆ 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 NPPF³²⁸. The heritage assets also make a positive contribution to the tourist economy of the town.
- ◆ There is a high potential for below ground archaeological deposits to survive across the entire HUCA. 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 NPPF³²⁹.
- ◆ Change within the HUCA should be sympathetic to its historic character whether addressing infill development or the restoration of the historic buildings. In particular the promotion of the re-use of historic buildings to contribute to sustainable development is recommended (paras. 126 and 131 of NPPF). High quality design which is sympathetic to the historic built fabric is the key to retaining the local character of the area as identified in Bullet Point 4 of para. 17 (Core planning principles) and Bullet Point 4 of para. 58 in NPPF.
- ◆ 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 South Staffordshire 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' document³³⁰. This approach is supported in PPS 5 policy HE 3.4 and policy HE 7.5.

4.2 HUCA 2: Stafford Road and Goods Station Lane



4.2.1 Statement of heritage significance and built character

The HUCA is dominated by suburban expansion (cf. map 12). The majority of this expansion dates to the 20th century (cf. map 7); the earliest phase of which is represented by those properties constructed as ribbon development along either side of the Stafford Road in the mid 20th century. These houses are predominantly detached properties of good proportions with large gardens to the rear. Service roads on both sides of the Stafford Road provide access to these properties. The largest-scale expansion within the HUCA occurred during the late 20th century and is typified by being constructed away from the main road on purpose-built estates comprising detached houses along cul-de-sacs. The properties have similar proportions to the mid 20th century houses, but due to the pressure to intensify development in the later decades of the century the building plots are much smaller.

The earliest phase of suburban expansion, however, occurred in the late 19th century when three large properties (one detached and a pair of semi-detached houses) were constructed on the north side of Levedale Road (plate 7). These red brick houses were clearly constructed as gentlemen's residences located at a convenient distance from the town. Their principal views look over the meadows lining the River Penk and towards the church (the cattle market was not located on its present site until the mid 20th century (cf. HUCA 3)).



Plate 7: Railway viaduct over River Penk and late 19th century villas

There is evidence for earlier settlement within the HUCA, particularly along Stafford Road and Goods Station Lane (cf. HCT 'Irregular Historic Plots' on map 12). The three properties located on Goods Station Road are probably associated with the location of the goods station and are likely to be contemporary with it. The station itself, of which a goods shed survives, was probably established not long after the opening of the railway on 4 July 1837. The earliest settlement, however, is probably that which is located on Stafford Road. A small red brick cottage known as Foxholes survives here and may be the property marked on Wyatt's map (1754).

Prior to development this landscape had formed part of the agricultural economy of the town. In the medieval period these fields formed part of an open field system which would have been farmed communally by the inhabitants of the town (cf. 2.4.2.1 and map 4). The field system, from the morphology shown on historic maps, was probably enclosed in the post medieval period as 'Piecemeal Enclosure' (cf. 2.5.3.1 and map 5).

4.2.2 Heritage values:

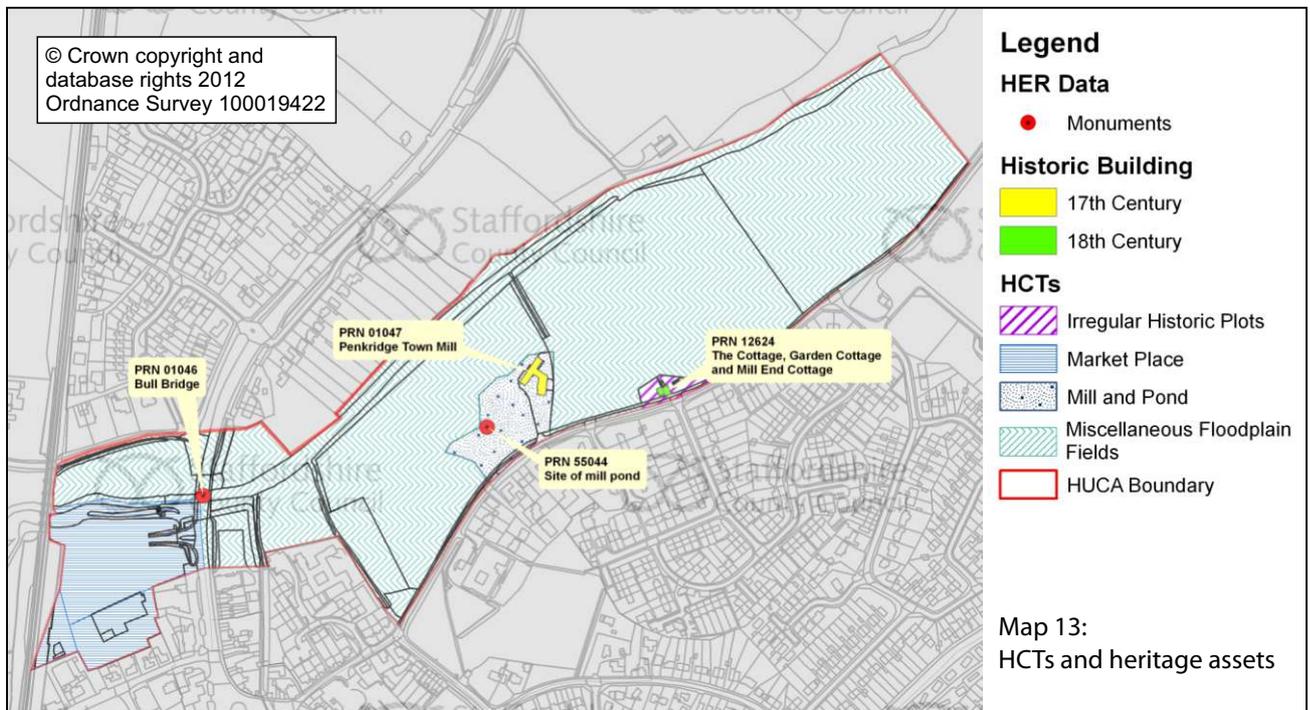
| | |
|---|---------------|
| Evidential value: The HUCA formed part of the agricultural economy from at least the medieval period. The property known as Foxholes may have earlier origins and below ground archaeological remains could survive which could illuminate its origins and function. | Low |
| Historical value: The HUCA is dominated by mid and late 20th century houses. However, a number of earlier buildings survive which contribute to an understanding of Penkridge's development. | Medium |
| Aesthetic value: The HUCA incorporates four historic properties which contribute to the local character of the townscape. In particular the three gentleman's residences on Levedale Road contribute to the aesthetics of the townscape providing a backdrop to the meadows lining the River Penk. | Medium |
| Communal value: All of the properties form private dwellings and from a heritage perspective the communal value is low. | Low |

4.2.3 Recommendations

The heritage significance and values have identified that this area comprises one of Penkridge's areas of suburban growth. The earliest phase dates to the late 19th century and these properties in particular contribute to the townscape character.

- ◆ The sympathetic restoration or enhancement of the historic buildings, would strengthen the historic character and the quality of the wider townscape for the benefit of this and future generations (Bullet Point 10 of para 17 (Core planning principles) of NPPF³³²). The heritage assets also make a positive contribution to the tourist economy of the town.
- ◆ The heritage assets make a positive contribution to economic regeneration of the town. In particular the promotion of the re-use of historic buildings could 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.
- ◆ 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 NPPF³³³.

4.3 HUCA 3: Penk Valley



4.3.1 Statement of heritage significance and built character

The HUCA comprises fields which lie within the valley of the River Penk and is likely to have been the location for much of the manor's hay meadows during the medieval period and later (meadows are marked within the HUCA on Wyatt's map (1754).

There are few buildings within the HUCA due to the topography. The exceptions are the converted and extended Penkridge Town Mill which is the most prominent feature of the valley bottom (cf. map 13 and plate 8). The mill's origins are unclear, but it may represent the site of the manorial mill recorded in Domesday Book (1086) (cf. 2.3.3). The extant building has been described as possibly being of late 17th or early 18th century and is recorded as being a corn mill in the later 19th century³³⁴. There is some suggestion that it may have been used for iron working in the post medieval period, but to date there is no corroborative evidence. However, it was worked as a rolling mill between 1827 and 1832 (cf. 2.6.3.5). It had a large mill pond, which is shown on historic mapping, but this was drained in the late 1960s as part of flood alleviation works³³⁵. Possibly associated with the operation of the water mill are the three small cottages lying on the northern side of Teddesley Road³³⁶. These Grade II Listed red brick cottages date to the 18th century with early 19th century and later alterations.

The extant market (HCT 'Market Place' on HUCA 3 map) was established within the river valley during the mid 20th century.



Plate 8: Penkridge town mill and the River Penk in flood
(revealing area of former mill pond/mill leat below the mill)

There is some potential for the presence of later prehistoric activity within the valley of the River Penk (cf. 2.1) and particularly at its point of confluence with the Otherton Brook. No archaeological remains have been recovered from the Penk valley, however archaeological work carried out within other river valley locations within Staffordshire has revealed a rich record of prehistoric activity from the Neolithic period onwards sealed beneath the alluvium. Consequently there is the potential for unknown archaeological sites to survive within this HUCA. This evidence may also include paleoenvironmental remains preserved in waterlogged deposits such as silts and peats.

4.3.2 Heritage values

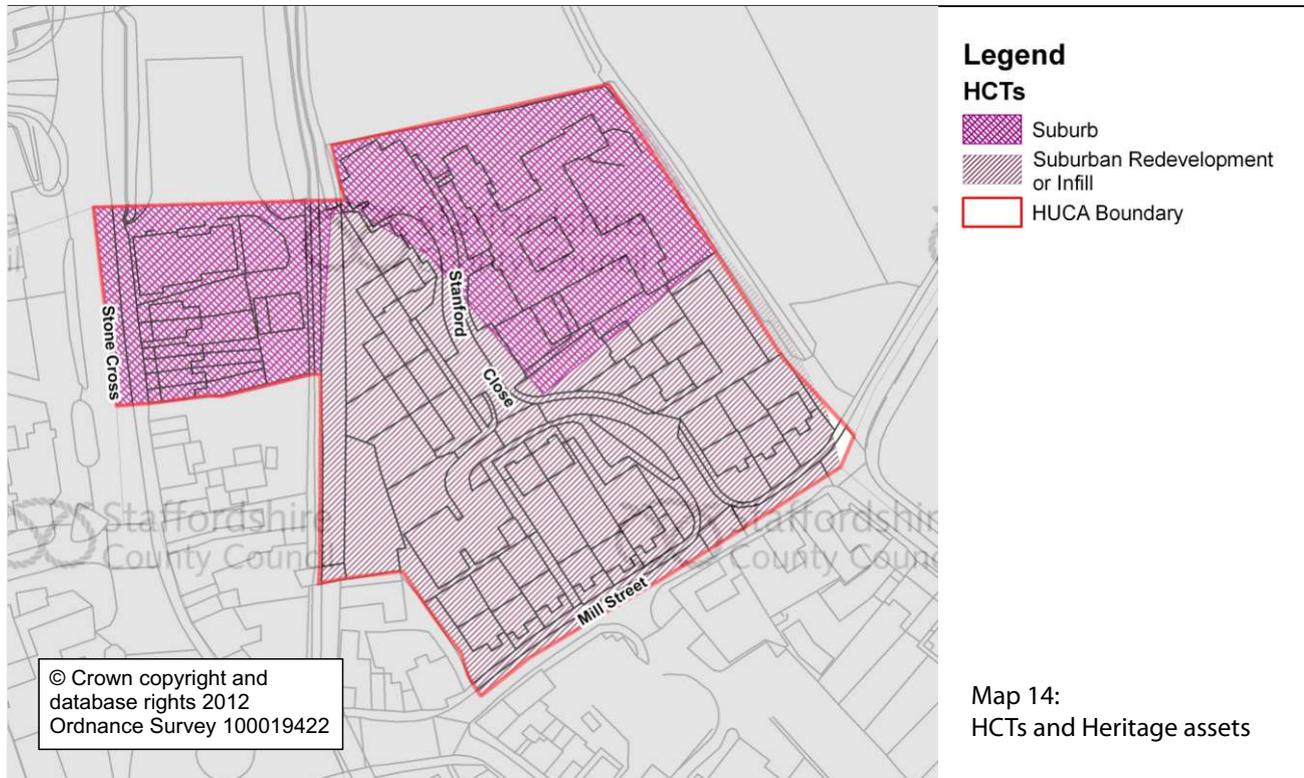
| | |
|---|---------------|
| Evidential value: There is the potential for below ground archaeological remains to survive within the HUCA. | Medium |
| Historical value: The legible heritage assets comprise the historic buildings; the mill building and the Grade II listed cottages. | Medium |
| Aesthetic value: The survival of this area as an open landscape is important to Penkridge's local character. The aesthetics of the HUCA are enhanced by the views of the Town Mill from Bull Bridge. | High |
| Communal value: The HUCA has the potential to provide an important historic public open space. | Medium |

4.3.3 Recommendations

The heritage significance and values have highlighted the importance of the open landscape and the views of the Town Mill and the wider contribution of this building, and the Grade II cottages to the character of the wider townscape.

- ◆ The Grade II listed buildings and their setting³³⁷ is covered under para. 132 of NPPF³³⁷.
- ◆ High quality design which is sympathetic to the historic built fabric is the key to retaining the local character of the area (cf. Bullet Point 4 of para. 17 (Core planning principles) and Bullet Point 4 of para. 58 in NPPF). The survival of the historic buildings strengthens the historic character and quality of the wider townscape for the benefit of this and future generations (Bullet Point 10 of para 17 (Core planning principles) of NPPF³³⁸).
- ◆ There is the potential for below ground archaeological deposits to survive across the entire HUCA. Where development may result in the loss of these heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance; this is supported in paras. 128 and 141 of NPPF³³⁹.

4.4 HUCA 4: Mill Street and Stanford Close



4.4.1 Statement of heritage significance and built character

This small HUCA is dominated by late 20th century buildings standing along Stanford Close. These are mostly small private residential properties, but also include a large sheltered accommodation complex, Riverside House. On map 14 the HCT 'Suburb' represents that part of the estate which was constructed upon the site of fields, whilst HCT 'Suburban Redevelopment or Infill' identifies those properties which were constructed upon the site of earlier settlement. The morphology of the plots depicted on historic maps suggests that this earlier settlement may have formed part of the medieval planned town; the area having been identified as HCT 'Burgage Plots' on map 3. Earlier photographic evidence of the former buildings fronting onto Mill Street suggests that they had been rebuilt or significantly altered in the 18th or 19th centuries (cf. 2.6.1.3).

Earlier houses, dating to at least the late 19th century survive fronting onto Stone Cross. These properties also appear to have been built upon fields.

4.4.2 Heritage values:

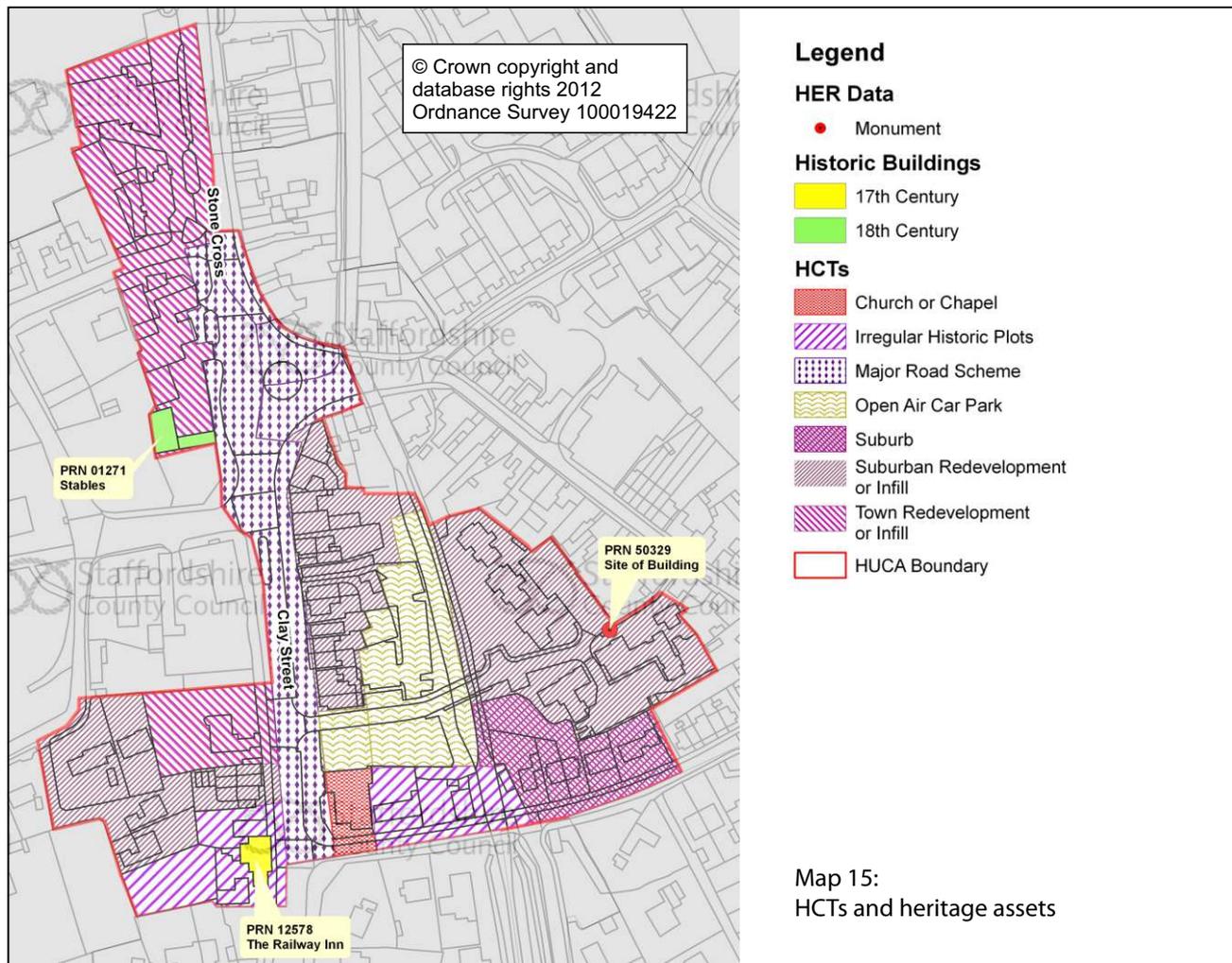
| | |
|---|---------------|
| Evidential value: There is the potential for below ground archaeological deposits to survive associated with burgage plots fronting onto Mill Street. However, late 20th century re-development is likely to have had an impact upon their survival. | Medium |
| Historical value: A number of 19th century houses survive along Stone Cross and represent the only legible heritage assets within the HUCA. | Medium |
| Aesthetic value: The properties in Stone Cross contribute to the local character of the wider townscape (particularly that of HUCA 6 lying adjacent). | Medium |
| Communal value: The properties are private residences and consequently, from a heritage perspective, the communal value is low. | Low |

4.4.3 Recommendations

The heritage significance and values have identified the contribution of the 19th century properties on Stone Cross to the local character of the wider Stone Cross area. The remainder of the HUCA is dominated by late 20th century housing development.

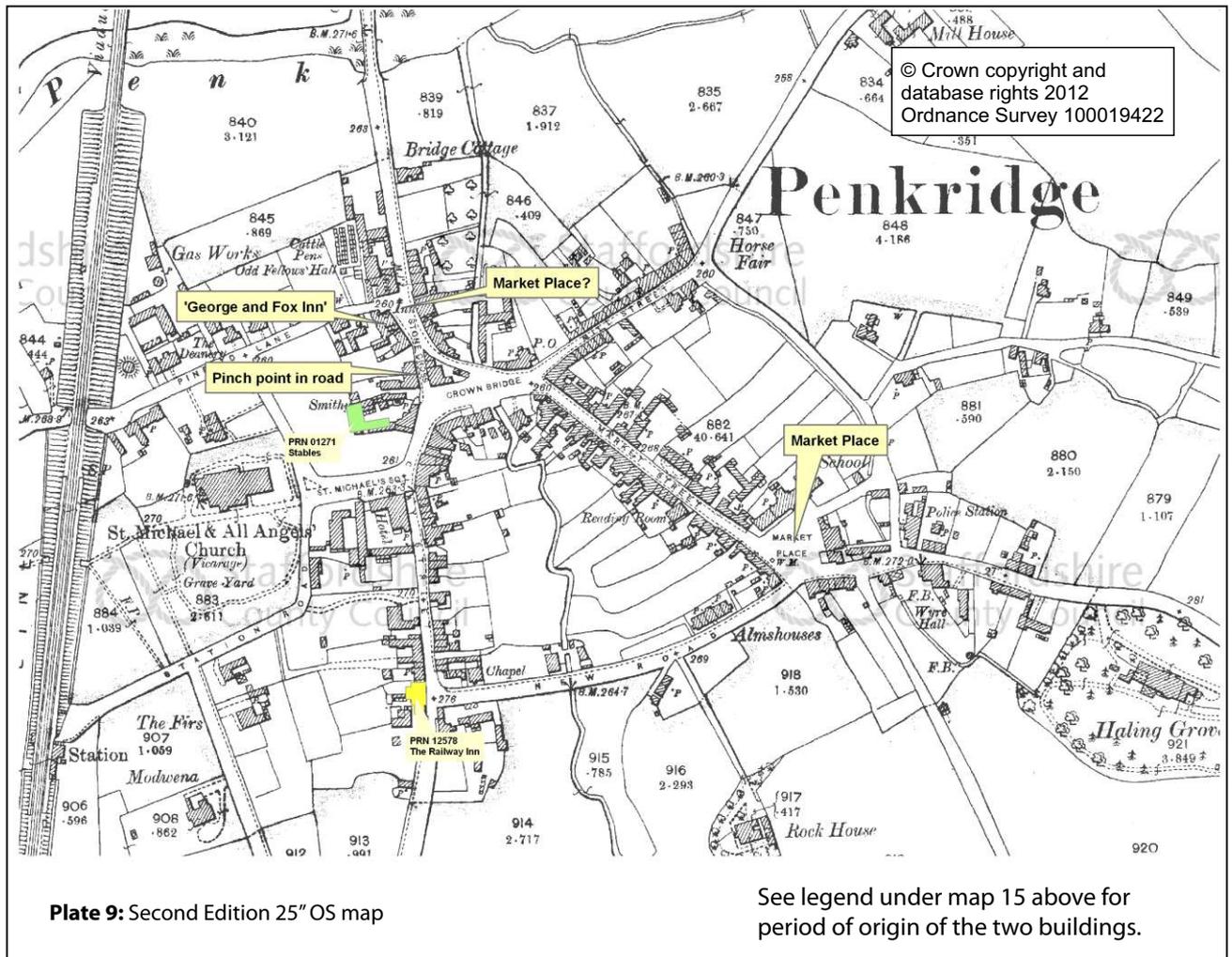
- ◆ High quality design which is sympathetic to the historic built fabric is the key to retaining the local character of the Stone Cross area (cf. Bullet Point 4 of para. 17 (Core planning principles) and Bullet Point 4 of para. 58 in NPPF)³⁴⁰. The survival of the historic buildings strengthens the historic character and quality of the wider townscape for the benefit of this and future generations (Bullet Point 10 of para 17 (Core planning principles) of NPPF³⁴¹).
- ◆ There is the potential for below ground archaeological deposits to survive across the entire HUCA. Where development may result in the loss of these heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance; this is supported in paras. 128 and 141 of NPPF³⁴².

4.4 HUCA 4: South east of Stone



4.5.1 Statement of heritage significance and built character

The HUCA lies along the main north-south route through Penkridge, which links Wolverhampton and Stafford (now the A449). In the early 19th century this represented one of two principal streets within the town; this route being considered to be the 'better' of the two (cf. 2.6.1.3). It had formed part of the medieval planned town and burgage plots were laid out along it which were still visible in the townscape until the mid 20th century (cf. map 3). The eastern portion of the HUCA relates to the rear of burgage plots which fronted onto Market Street. The Otherton Brook flows northwards through the HUCA (its confluence with the River Penk lies in HUCA 3) although its course was straightened in the mid/late 20th century. The brook formed a boundary between the burgage plots on the south western side of Market Street and those lying on Clay Street (now the A449). Water was an important component in several industries including tanning; there is the potential for archaeological deposits to survive in this area which may indicate the presence of such occupations dating from the medieval period onwards.

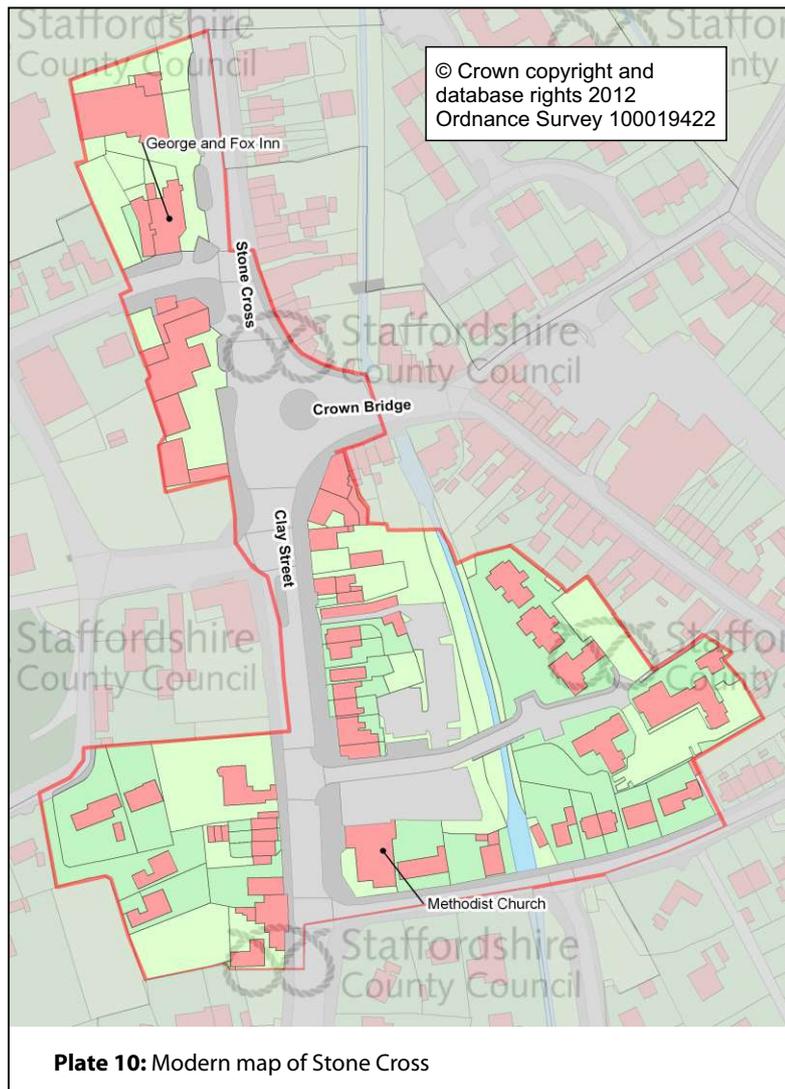


The earliest surviving building in the HUCA is the Grade II Listed 'Railway Inn' which dates to the 17th century³⁴³. The property is now mostly rendered, but timber framing survives in one gable end. By the mid 18th century the property represented the southern-most point of the town and the site may represent the town limits from the medieval period. Other undesignated historic buildings also survive on the eastern side of the road including Cuttlestone House and former outbuildings associated with a property standing opposite Crown Bridge³⁴⁴. The survival of these buildings along the A449 complements the historic buildings which are present in the adjacent HUCAs (HUCA 1 and HUCA 6). An early property also survives on New Road (HCT 'Irregular Historic Plots on HUCA map 5) which may date to the early 19th century; the period at which the road was constructed (cf. 2.6.1.3). The northern and western portion of the HUCA lies within the Penkridge Conservation Area (cf. map 9).

The present character of this part of the A449 has been impacted by road improvements made between 1932 and 1934³⁴⁶. At this period the main road was widened and straightened to facilitate traffic flow; this had been particularly difficult in the area known as 'Stone Cross' which was very narrow (cf. plates 9 and 10). This change to the road layout occurred at a time when the availability of motor cars was becoming accessible to all strata of society. The changes to the townscape at this date are also emphasised by the surviving mid 20th century buildings which

were built to replace earlier structures. The most prominent of these buildings are the former George and Fox Inn lying on the eastern side of Stone Cross and the Methodist Church (plate 10)³⁴⁶.

The area to the rear of Market Street represents the redevelopment of burgage plots with several large apartment blocks in the early 21st century (HCT 'Suburban Redevelopment or Infill' on map 15; cf. map 7).



4.5.2 Heritage values

| | |
|--|----------------------|
| <p>Evidential value: There is the potential for below ground archaeological deposits to survive within the HUCA associated with the medieval planned town and with industry along the Otherton Brook. The subsequent re-alignment of the road and rebuilding of properties to the east of Clay Street is likely to have had an impact on some of these deposits.</p> | <p>High</p> |
| <p>Historical value: The legible heritage assets comprise the historic buildings including the Grade II listed 'Railway Inn', which may mark the limit of the town from the medieval period onwards. Other 19th century (or potentially earlier) properties survive on Stone Cross and New Road. The extant George and Fox Inn and the Methodist Chapel are closely associated with the alteration to Penkridge's main street in the 1930s; which in turn reflects the increasing availability in motor cars in the history of road transport.</p> | <p>Medium</p> |
| <p>Aesthetic value: The historic character of the HUCA is associated with the re-planning of the main road in the 1930s and several prominent buildings, including the George & Fox Inn and the Methodist Chapel are associated with this period of the town's history and make a positive contribution to the local sense of place. The other early historic buildings also make important contributions to the local character of Penkridge and are enhanced by the survival of other important historic buildings along the north-south route in HUCA 1 and HUCA 6. The importance of the townscape has been acknowledged in its inclusion in the Penkridge Conservation Area.</p> | <p>High</p> |
| <p>Communal value: The HUCA comprises part of the historic core of the town where there are retail opportunities; as well as the presence of the Methodist Church. Consequently there is a degree of accessibility to the heritage assets of the HUCA.</p> | <p>Medium</p> |

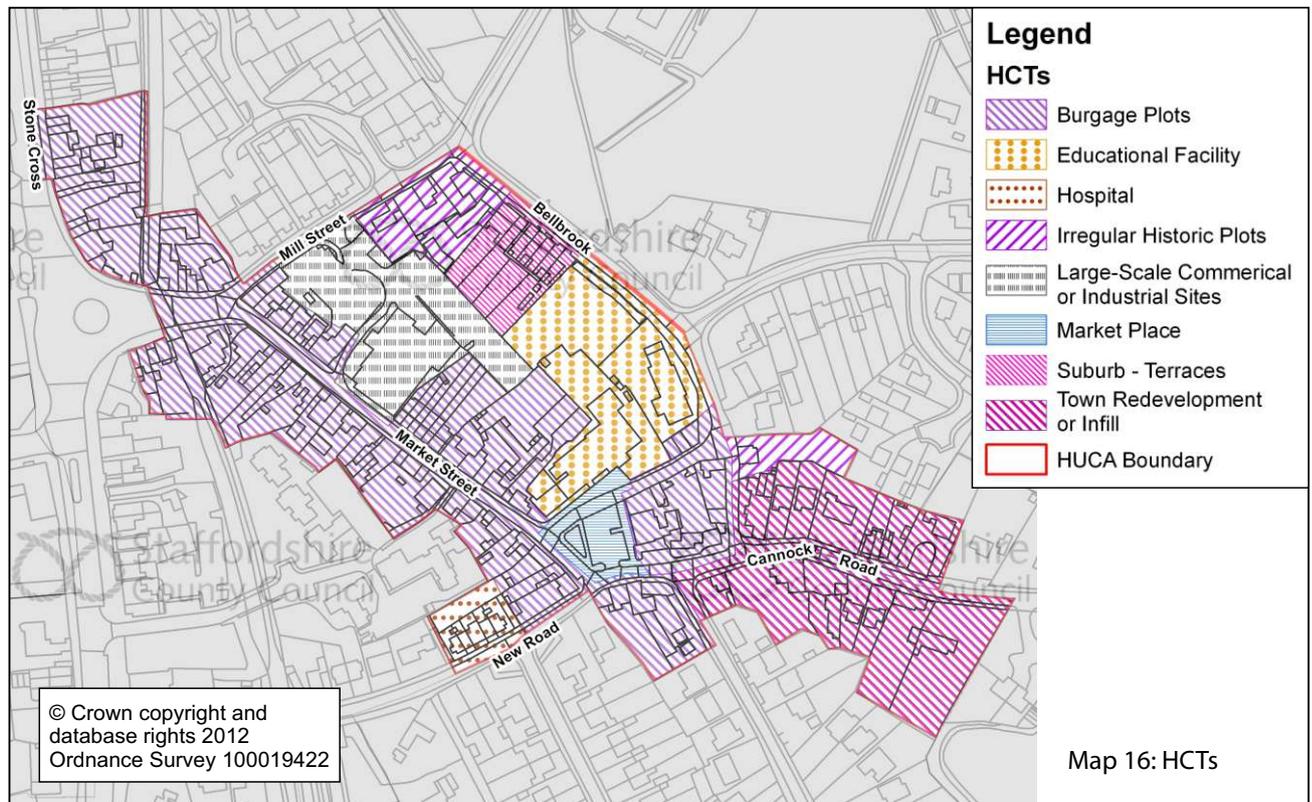
4.5.3 Recommendations

The HUCA forms part of the historic core, although the historic character has been largely altered during the 1930s when road-widening and rebuilding occurred. Two prominent buildings relate to this period of planning; the George and Fox Inn and the Methodist Church. Other earlier buildings, including the Grade II listed Railway Inn survive and make important contributions to Penkridge's local character.

- ◆ Where alterations or changes are proposed to historic buildings, whether listed or not, within the Conservation Area the applicant should consult the Penkridge Conservation Area Appraisal and the South Staffordshire Conservation Team in the first instance³⁴⁷. All of the designated heritage assets and their settings are covered under para. 132 of NPPF³⁴⁸.

- ◆ The heritage assets make a positive contribution to economic regeneration of the town. In particular the promotion of the re-use of historic buildings could 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 NPPF³⁴⁹.
- ◆ There is the potential for below ground archaeological deposits to survive across the entire HUCA. Where development may result in the loss of these heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance; this is supported in paras. 128 and 141 of NPPF³⁵⁰.

4.6 HUCA 6: Market Place and Market Street



4.6.1 Statement of heritage significance

The HUCA forms part of the historic core of Penkridge along with HUCA 5, but being located away from the main road its historic character has survived to a greater degree.

The key components of what comprised a medieval town are still reflected within the modern townscape in the HUCA. The legibility of the burgage plots survives for the most part along both sides of Market Street, around the Market Place as well as along the short section of the east side of Stone Cross (HCT 'Burgage Plots' on map 16; cf. 2.4.1.3). This is despite some truncation of the length of the burgage plots on the south western side of Market Street (cf. HUCA 5 and map 3). Further burgage plots have been identified in the map analysis along Cannock Road and within the HUCA early buildings (dated at present to the post medieval period) are associated with them (cf. map 16; 2.4.1.3 and HUCA 9).

Market Street is a narrow street which opens out into the Market Place. The market place itself formed an important component in the understanding of the planned medieval town and was crucial in determining the economic wellbeing of the town from the medieval period onwards, despite its rather checkered history (cf. 2.4.2.3, 2.5.3.3 and 2.6.3.4). It is possible that the market place may originally have been larger than its present area reflects, potentially having once extended eastwards. The buildings in this area, including 'The Star Inn' date to at least the post medieval period, although the 'Old Cottage' dates to the 15th century (cf. map 16)³⁵¹. The infilling of the market place may have originated where market stalls were developed into buildings over a period of time or it could have occurred during a period when the market was in abeyance.



Plate 11: Market Street (facing away from Market Place)

Other aspects of the town plan which may survive from the medieval period include the course of Bellbrook, which could have originated as a back lane to the burgage plots fronting onto the north eastern side of Market Street. A short row of early 19th century terraced houses stand on Bellbrook, which were probably built to the rear of the burgage plots.

Part of the medieval settlement pattern of burgage plots has been interrupted on the northern side of Market Street where a supermarket was constructed in the late 20th century (HCT 'Large-Scale Commercial or Industrial Sites' on map 16). St Michael's First School covers a large portion of the HUCA and has developed incrementally over the years (HCT 'Education Facility on map 16). The earliest surviving building relating to the school within the HUCA is the Grade II Listed School House which was built in 1818 by the Littleton family; this building was the teacher's house³⁵². The contemporary school lay to the north east of the 'teacher's house' on the corner of Market Place; it appears to have been rebuilt and enlarged along with the extant school building in the late 19th century (cf. 2.6.2.2). An extension to the school, in the form of a separate building (standing on Bellbrook), was completed in the mid 20th century. The final phase was the establishment of a playing field to the west along Bellbrook in the late 20th century.

4.6.2 Built character

There are 16 Grade II Listed buildings lying within the HUCA and the entire area is covered by the Penkridge Conservation Area. Many other historic buildings, both locally listed and unlisted, survive within the HUCA.

³⁵³ Staffordshire HER: PRN 12996

³⁵⁴ Staffordshire HER: PRN 12588; Midgley and Greenslade 1959: 107

³⁵⁵ Staffordshire HER: PRN 12575, PRN 09147, PRN 12586, PRN 12588, PRN 09143, PRN 12996, PRN 55041 and PRN 55042

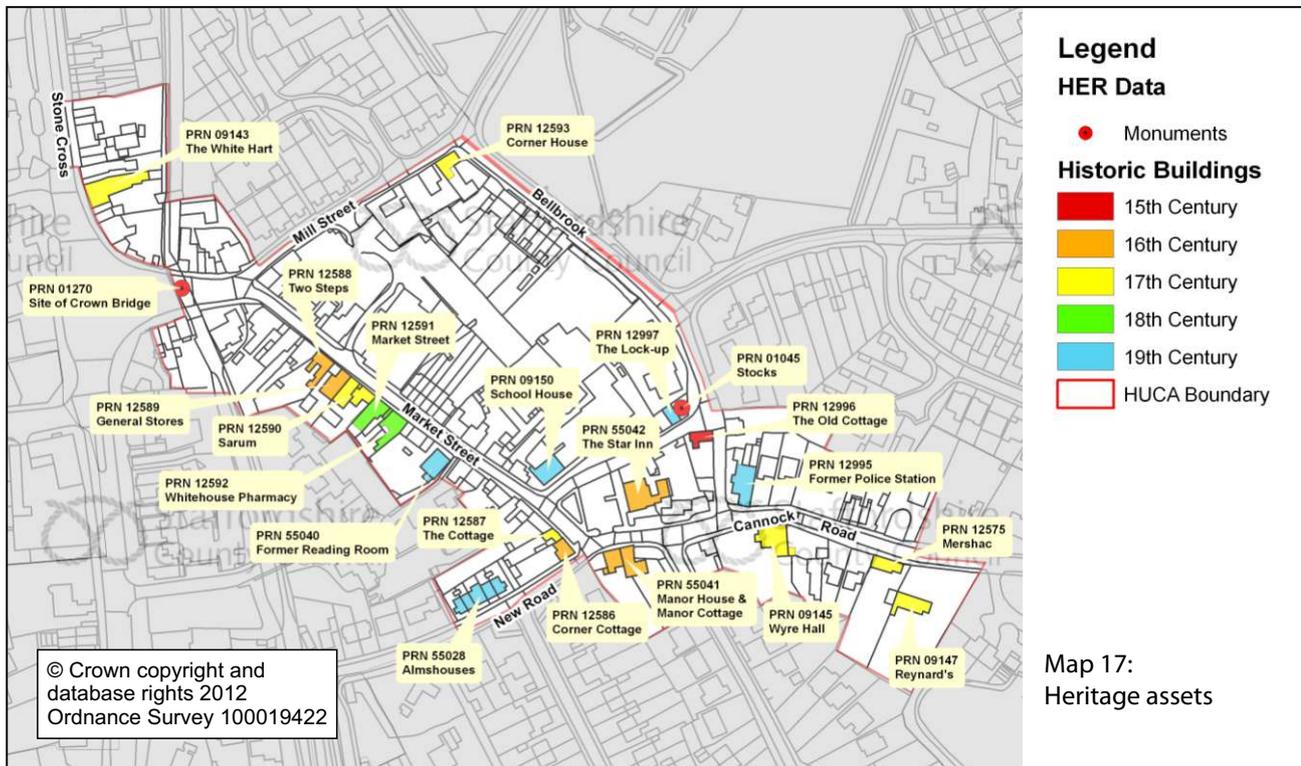
³⁵⁶ Staffordshire HER: PRN 55041 and PRN 55042

³⁵⁷ Staffordshire HER: PRN 09143



Plate 12: Timber framing in the gable end of 'The Manor House' and the Grade II Listed 'Corner Cottage'.

Of the 20 historic buildings which have been recorded in the Historic Environment Record (HER) (cf. map 17) 13 have been identified as having at least post medieval origins. The earliest identified building is the 'Old Cottage' on Bellbrook which is of probable 15th century date and has been identified as originating as an open hall house³⁵³. It is a small timber framed property now partly rebuilt in brick. A timber-framed Grade II Listed property on Market Street ('Two Steps') has been identified as dating to the later 16th century (having previously been a public house). However, there is evidence to suggest that it may have originated as a single-storey hall house and therefore potentially has medieval origins³⁵⁴. The majority of the remaining properties identified as being of post medieval date (16th and 17th century on map 17) were also originally of timber frame construction and framing is visible externally in eight of them (six of which are Grade II Listed)³⁵⁵. In the two which are locally listed ('The Star Inn' and 'The Manor House') the timber framing is only visible in one gable end the remainder of both properties having been rebuilt in brick (plate 12)³⁵⁶. The most decorative of the timber framed buildings within Penkridge is 'The White Hart Inn' which originated as a house and dates to the early 17th century (cf. 2.5.1.3)³⁵⁷. Its prominent location on Stone Cross probably reflects the pre-eminence of the north-south route through the town certainly by the post medieval period.



All of the timber-framed buildings have later phases in red brick and in all cases the timber framing has been infilled with brick. It is possible that other brick built properties within the HUCA retain earlier fabric within their structures which could further elucidate Penkridge's architectural history. The late 17th century Wyre Hall is perhaps testimony to a change in architectural fashions among the upper echelons of society (plate 3). It is constructed in red brick rather than being timber framed and represents the earliest known use of this building material in Penkridge³⁵⁸. However, two re-used medieval roof trusses were found within an 18th century extension which may relate to an earlier building on the site (cf. 2.4.1.3 and 2.5.1.3).

The buildings which line Market Street emphasise its narrowness (plate 11). The majority of properties at Crown Bridge are also located on the roadside, although one or two, possibly later buildings, have been set back. At the western end of Cannock Road the historic buildings (the Grade II Listed timber-framed 17th century 'Mershac') also lie on the roadside³⁵⁹. The largely contemporary Grade II Listed Reynard House lying to the east is, however, set back off the roadside³⁶⁰.

A number of later buildings reflect the philanthropic role of the lord of the manor's family in Penkridge. Three buildings in particular are associated with the Littleton family: the former almshouses on New Road which were built by the Dowager Lady Hatherton in 1866 (plate 4); a reading room on Market Street built by the Revd. Littleton in 1885 and the School House on Market Street built in 1818 (cf. 2.6.2.1 and 2.6.2.2)³⁶¹. Other purpose-built buildings were constructed in the 19th century within this historic core. Two were associated with law and order: the Grade II Listed lock up built in the early 19th century and the Grade II Listed mid 19th century former police station (currently the library; plate 5)³⁶².

4.6.3 Heritage values

| | |
|--|--------------------|
| <p>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. Such information would greatly enhance our understanding of the history of Penkridge. There is also a high potential for the historic buildings within the HUCA to retain architectural details which would further our understanding of the earliest character of the town as well as enhancing the wider social and economic history.</p> | <p>High</p> |
| <p>Historical value: The HUCA is dominated by the legible heritage assets particularly in the number of surviving historic buildings, both listed, locally listed and unlisted. The medieval street pattern, including the market place is also well preserved as are the burgage plots which are legible along the majority of the streets within the HUCA.</p> | <p>High</p> |
| <p>Aesthetic value: The integrity of the historic character of the planned medieval town is particularly well preserved within the HUCA. The integral components of the historic character are the historic buildings, burgage plots, market place and the street pattern. The historic environment contributes strongly to the aesthetics of the HUCA and this is complemented by several designations including the Penkridge Conservation Area and the 16 nationally listed buildings and structures. Change within the HUCA should therefore seek to contribute to sustainable regeneration whilst respecting its historic character.</p> | <p>High</p> |
| <p>Communal value: The HUCA forms part of 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 Penkridge's heritage could be promoted to the community and visitors' through interpretation and encourage heritage-led sustainable tourism.</p> | <p>High</p> |

4.6.4 Recommendations

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

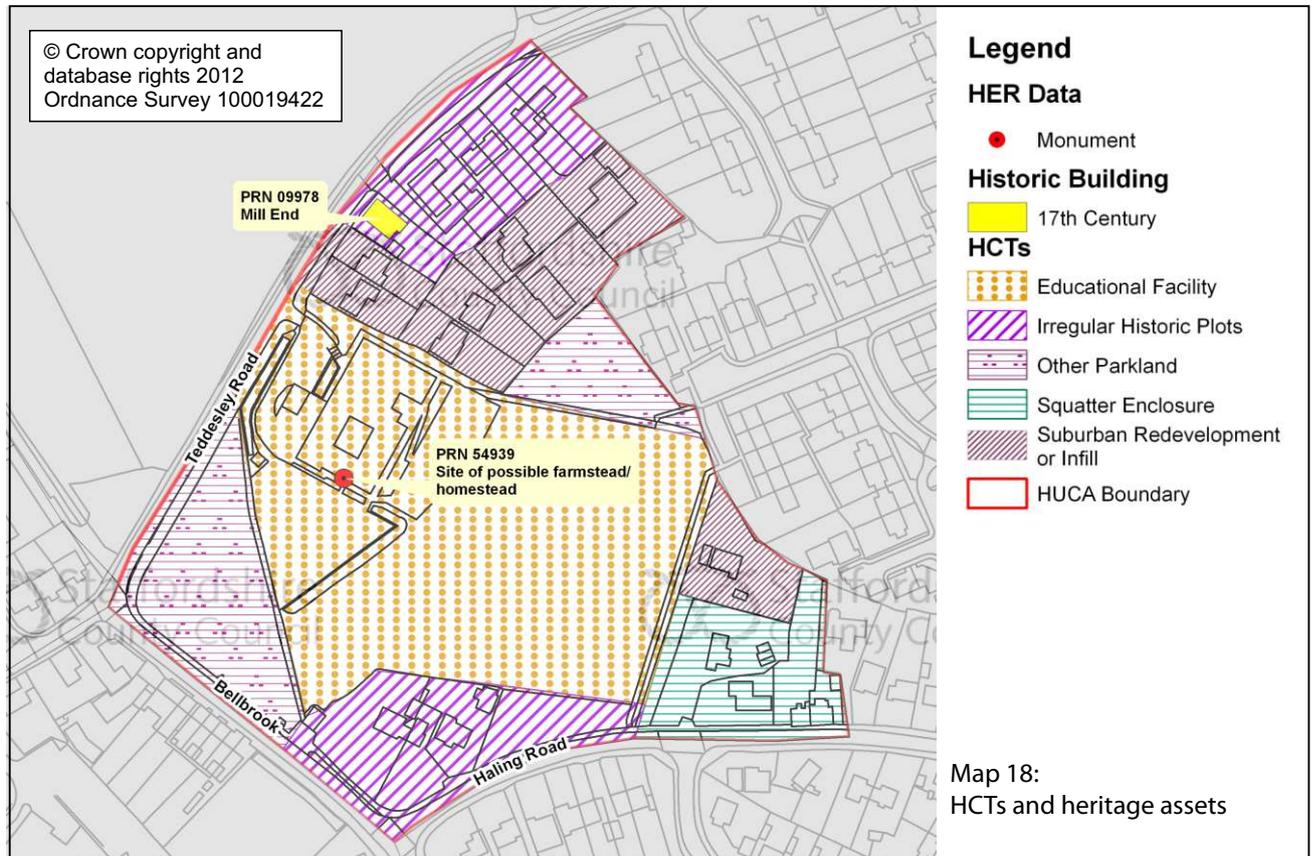
- ◆ A statement of significance will be required to assess the impact of any proposed development upon the historic environment as part of any planning application to be made within this HUCA (cf. para. 128 of NPPF)³⁶³.

³⁶⁴ Ibid.; South Staffordshire & Taylor Young 2009
http://www.sstaffs.gov.uk/your_services/development_management/conservation/village_design_guide.aspx
³⁶⁵ English Heritage 2012: <http://www.helm.org.uk/>
³⁶⁶ South Staffordshire Council viewed 16/10/2012 web:
[http://www.penkridge.org.uk/pdfdocs/Penkridge%20CAM%20\(Revised\).pdf](http://www.penkridge.org.uk/pdfdocs/Penkridge%20CAM%20(Revised).pdf)
³⁶⁷ Department for Communities and Local Government 2012.
³⁶⁸ Ibid.

- ◆ 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 NPPF³⁶⁴. 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)³⁶⁵.
- ◆ There are numerous designated heritage assets within the HUCA. Where alterations or changes are proposed to historic buildings, whether listed or not, within the Conservation Area the applicant should consult the Penkridge Conservation Area Appraisal and the South Staffordshire Conservation Team in the first instance³⁶⁶. All of the designated heritage assets and their settings are covered under para. 132 of NPPF³⁶⁷.
- ◆ There is a high potential for below ground archaeological deposits to survive across the entire HUCA. 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 NPPF³⁶⁸.
- ◆ Change within the HUCA should be sympathetic to its historic character whether addressing infill development or the restoration of the historic buildings. In particular the promotion of the re-use of historic buildings to contribute to sustainable development is recommended (paras. 126 and 131 of NPPF). High quality design which is sympathetic to the historic built fabric is the key to retaining the local character of the area as identified in Bullet Point 4 of para. 17 (Core planning principles) and Bullet Point 4 of para. 58 in NPPF.
- ◆ 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 South Staffordshire 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*' document³⁶⁹.

³⁶⁹ English Heritage HELM web: <http://www.helm.org.uk/server/show/nav.19643>
Staffordshire County Council. 2011. Web:
<http://www.staffordshire.gov.uk/environment/eLand/HistoricEnvironment/BuiltEnvironment/ConservationintheHighwayGuidanceDocument2011.pdf>

4.7 HUCA 7: Horsefair and Mill Street



4.7.1 Statement of heritage significance and built character

The character of this HUCA is rather eclectic, comprising earlier houses along both Mill Street and Bellbrook as well as late 20th century infill and open areas of land which include a large area of school playing fields (cf. map 18).

The earliest of the houses within the HUCA is the Grade II Listed Mill End on Mill Street; principally a 17th century timber framed cottage with some later rebuilding work carried out in brick³⁷⁰. The property forms part of an area identified as HCT 'Irregular Historic Plots' and probably relates to post medieval development beyond the area of the town possibly associated with the 'Town Mill' (cf. HUCA 3 and plate 8). Further earlier settlement has been identified along the northern side of Bellbrook (cf. HCTs 'Irregular Historic Plots' and 'Squatter Enclosure' on map 18). These properties have not been closely dated, but their origins are also likely to date to the post medieval period; the area identified as 'Squatter Enclosure' in particular may relate to settlement, which existed by the 17th century, on the edge of an area of common land known as 'The Marsh' (cf. 2.5.1.2 and map 5). Late 20th century detached houses have been built as infill to the rear of the earlier properties on Mill Street and Bellbrook (cf. HCT 'Suburban Redevelopment or Infill' on map 18).

Marshbrook First School and its playing field (HCT 'Education Facility' on map 18) were built to serve the expanding population of the settlement in the late 20th century. The school playing field in particular contributes to an area of green space which is enhanced by two further playing

areas lying both to the north and south west (HCT 'Other Parkland' on map 18). The area lying to the south east is known as 'Horse Fair' and this almost triangular area is depicted as such on late 19th century mapping. It is likely that this area hosted the horse fair by the 19th century, however, Wyatt's map (1754) suggests that the main location of the fair lay to the north east of here (perhaps incorporating part of the school playing field and extending into HUCA 8) where two fields are named 'Big Horse Fair' and 'Little Horse Fair' (cf. 2.5.3.3 and 2.6.3.4).

4.7.2 Heritage values

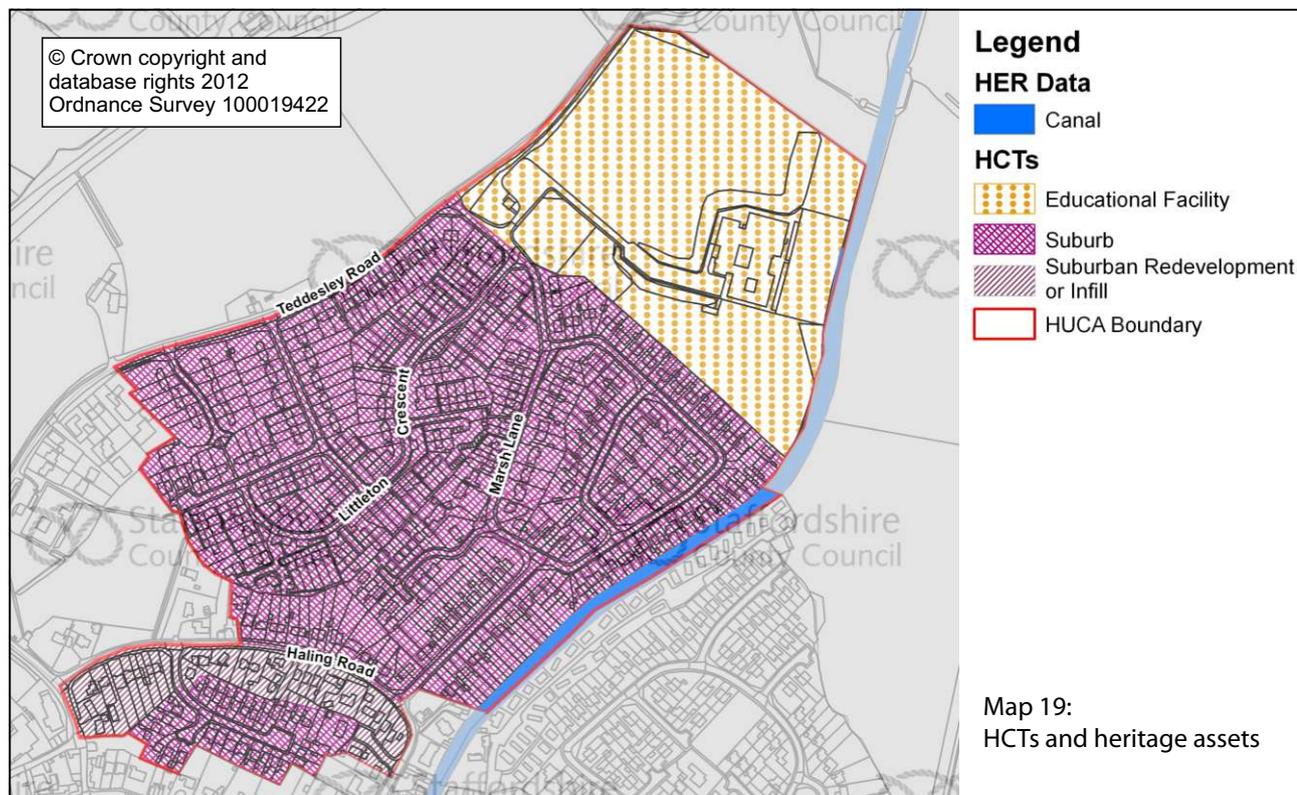
| | |
|--|----------------------|
| <p>Evidential value: There is the potential for below ground archaeological deposits to survive associated with the areas identified as early settlement. There is also the potential for architectural fabric within the historic buildings to incorporate details which could elucidate their origins and function within Penkridge's wider social and economic history.</p> | <p>Medium</p> |
| <p>Historical value: The legible heritage assets dominate the HUCA and comprise the historic buildings which survive on both Mill Street and Bellbrook; some of the latter relating to squatter settlement on the edges of a former area of heathland. The form of the area known as 'Horse Fair' is unchanged from at least the late 19th century and may be associated with the horse fairs which were still being held at that date.</p> | <p>High</p> |
| <p>Aesthetic value: The historic character of the HUCA is dominated by historic buildings and plots which probably originated in the post medieval period. The green space within the HUCA is enhanced by the survival of the area known as 'Horse Fair'.</p> | <p>High</p> |
| <p>Communal value: The historic buildings, whilst making an important contribution to Penkridge's social and economic history, are in private ownership. 'Horse Fair' survives as an important public open space within the townscape.</p> | <p>Medium</p> |

4.7.3 Recommendations

The HUCA is dominated by historic buildings which were constructed beyond the medieval core probably within the post medieval period. They consequently make an important contribution to the understanding of Penkridge's social and economic history at that date.

- ◆ The heritage assets make a positive contribution to economic regeneration of the town. In particular the promotion of the re-use of historic buildings could 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 NPPF³⁷¹.
- ◆ There is the potential for below ground archaeological deposits to survive across the entire HUCA. Where development may result in the loss of these heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance; this is supported in paras. 128 and 141 of NPPF³⁷².

4.8 HUCA 8: Haling Road, Marsh Lane and Littleton Crescent



4.8.1 Statement of heritage significance and built character

The HUCA is dominated by suburban development dating to the mid and late 20th century. Map 7 shows that the western portion of the HUCA (north of Haling Road) was developed in the mid 20th century. Some of the houses had been built upon fields which had formed part of the medieval open fields (cf. 2.4.2.1; 2.5.3.1 and map 4), but others, including those along Kempson Road, were built upon a former Second World War army camp and later prisoner of war camp (cf. 2.7). The camp was illegally occupied by homeless families on Primrose Day, 19th April 1948. By the third day 30 of the 50 huts had been occupied; the encroachment was accepted by the authorities and the area became known locally as 'Primrose Park'. By 1952 houses were being built in Kempson Road and the families began to be transferred into their new homes.

The eastern portion (north of Haling Road) was developed during the late 20th century and includes Penkridge Middle School and its extensive playing fields. The school represents the most northerly development within this part of Penkridge. In the medieval period this area had formed part of a common known as 'The Marsh' (cf. map 4). Squatting on the edge of the western side of 'The Marsh' had begun by the early 17th century (cf. 2.5.1.2 and map 19) along what was later known as Marsh Lane. The Marsh was enclosed under an Act of Parliament in 1827 (cf. 2.6.3.1), but squatter enclosure was extant at this date and survived relatively unchanged from the late 19th century until the area was developed for housing in the mid and late 20th century. A couple of earlier houses, associated with the squatter enclosure, but of unknown date, survive along Marsh Lane. The history of illegal squatting in the area of The Marsh

was reinvigorated in the late 1940s by the actions of the homeless families in occupying the former camp (cf. above).

To the south of Haling Road further squatter enclosure existed, although by the late 19th century the area was principally comprised of paddocks with few buildings. However, the nature of squatter settlement is such that any part of this area may have contained buildings in the past. Haling Road was developed with suburban housing in both the mid and late 20th century (cf. HCT 'Suburban Redevelopment or Infill' on map 19)

The south eastern boundary of the HUCA follows the line of the Staffordshire and Worcestershire canal (cf. 2.6.5.2) which has been designated as a Conservation Area (cf. map 19 and map 10).

4.8.2 Heritage values

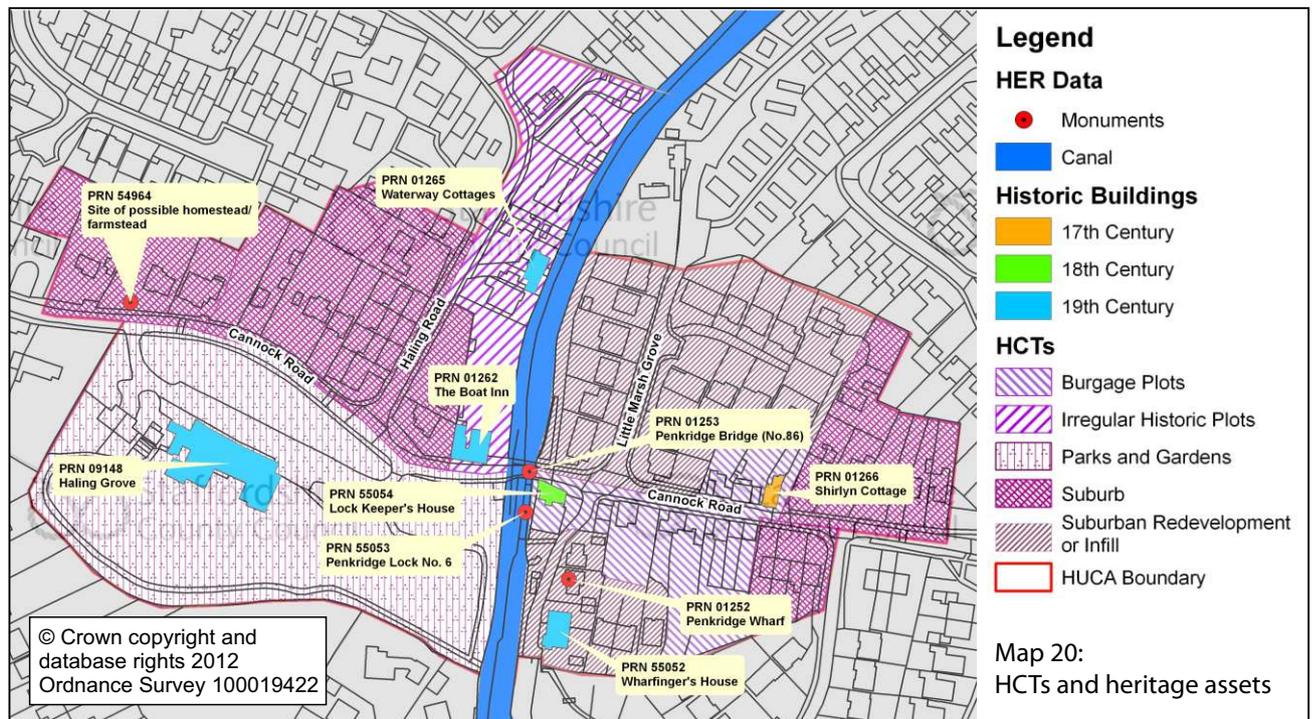
| | |
|---|----------------------|
| <p>Evidential value: There is the potential for below ground archaeological deposits to survive associated with post medieval squatter enclosure in areas of the HUCA (principally along Marsh Lane and Haling Road) and particularly with the extant early houses. Subsequently development across most of this area of interest is likely to have impacted to a degree upon the survival of the archaeology, but this is currently untested.</p> | <p>Low</p> |
| <p>Historical value: The legible heritage assets comprise the Staffordshire and Worcestershire canal to the south east of the HUCA and a few early houses on Marsh Lane associated with earlier squatter settlement. The history of squatter enclosure is a long one within the HUCA and links into the social history of the impact of the Second World War upon the local community.</p> | <p>Medium</p> |
| <p>Aesthetic value: The historic character of the HUCA predominantly comprises mid and late 20th century housing. The earlier houses and the canal all contribute to the local sense of place. The importance of the canal to the wider landscape and history of the county has been acknowledged in its designation as a Conservation Area. The HUCA forms part of its setting.</p> | <p>Medium</p> |
| <p>Communal value: The canal provides an important community facility and is a key tourist attraction. Consequently the canal is important as a focus for sustainable tourism and an opportunity to enhance the history of Penkridge.</p> | <p>Medium</p> |

4.8.3 Recommendations

The heritage significance and values have identified that the HUCA is largely characterised by modern housing estates of mid and late 20th century date. A couple of houses on Marsh Lane indicate earlier settlement which existed in this area from at least the 17th century. The Staffordshire and Worcestershire Canal is an important focus for heritage and tourism.

- ◆ The sympathetic restoration or enhancement of the historic buildings, would strengthen the historic character and the quality of the wider townscape and history of Penkridge for the benefit of this and future generations (Bullet Point 10 of para 17 (Core planning principles) of NPPF³⁷⁵). The heritage assets also make a positive contribution to the tourist economy of the town.
- ◆ 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)³⁷⁶. 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 Staffordshire and Worcestershire Canal and its setting is covered under para. 132 of NPPF³⁷⁷.
- ◆ 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 NPPF³⁷⁸.

4.9 HUCA 9: Cannock Road



4.9.1 Statement of heritage significance and built character

It has been proposed that Cannock Road may have been planned as part of the medieval town from the evidence shown on Wyatt's map (1754) (cf. 2.4.1.3 and map 3). However, what is not clear is to what extent this was a successful part of the town; by 1754 part of the area had clearly reverted to paddocks (cf. map 6). One area along the Cannock Road was occupied by properties and these buildings may have formed burgage plots in the medieval period (cf. HCT 'Burgage Plots' on map 20). The earliest known property within the HUCA lies within this area; Shirlyn Cottage is a half-timbered property dating to the 17th century³⁷⁹. Until the mid 20th century the house represented the eastern limits of the town and had possibly done so since the medieval period. It has been suggested that it was used as a toll house in the 19th century by the turnpike trust, although a more likely candidate for this is the property lying two doors to the west which is known as 'The Old Toll Gate Cottage' (cf. 2.6.5.1).

A number of changes occurred within this area during the late 18th and early 19th century. The Staffordshire and Worcestershire canal passes through the HUCA on a roughly north-south alignment (cf. 2.6.5.2 and map 20). The canal, a lock and a bridge carrying the Cannock Road were all constructed in the late 18th century³⁸⁰. The arrival of the canal encouraged further development in this area, due in part to its location adjacent to the road. This includes a lock keeper's cottage, also probably late 18th century in date, and the Grade II Listed Boat Inn, which has been dated to the early 19th century and was probably constructed to serve the boating community³⁸¹. A row of canal side cottages were constructed to the north of the Cannock Road, whose sole access historically was the canal itself (HCT 'Irregular Historic Plots' on map 20). Consequently, these early 19th century cottages were probably constructed for workers on the

canal or possibly those employed by the canal wharf which was established just to the south of the Cannock Road probably at a similar period³⁸². The latter had comprised a workshop and a warehouse, which had been dated to circa 1830, these have since been redeveloped with housing in the late 20th century. The wharfinger's house also survives.

To the west of the canal the Grade II Listed Haling Grove and its parkland were established in the early 19th century³⁸³ (HCT 'Parks and Gardens' on map 20). The gardens survive and make a significant contribution to the local townscape although the three storey house is no longer in domestic use. The property and its grounds replaced earlier cottages which stood along Cannock Road (cf. 2.6.1.3).

Two large detached houses were built upon the north side of Cannock Road in the early 19th century; they reflect the high status of Haling Grove to the south. Housing expansion pushed eastwards along Cannock Road in the mid 20th century (cf. map 7). These properties were also mostly comprised of detached houses. The areas depicted upon HUCA 9 map as HCT 'Suburban Redevelopment or Infill' relate to detached houses located along cul-de-sacs which were built in the late 20th century upon the site of earlier houses (cf. map 6).

4.9.2 Heritage values

| | |
|--|----------------------|
| <p>Evidential value: There is the potential for below ground archaeological deposits to survive associated with earlier settlement. The presence or absence of such deposits would enable the medieval extent of the planned town to be more clearly defined. Subsequent re-development in the 20th century is likely to have impacted upon the survival of deposits.</p> | <p>Medium</p> |
| <p>Historical value: The legible heritage assets comprise the historic buildings and structures associated with the canal in particular as well as the contemporary large detached Haling Grove and its large gardens. Other historic buildings survive along Cannock Road, some are likely to be earlier than the late 18th century and include the 17th century half-timbered Shirlyn Cottage. This property marked the end of the town by at least the mid 18th century if not from the medieval period.</p> | <p>High</p> |
| <p>Aesthetic value: The canal and the associated buildings and structures make a significant contribution to the local historic character; this includes the Grade II listed Boat Inn. The Grade II listed Haling Grove and its large mature gardens also make an important contribution to the local townscape as do the unlisted properties lining the Cannock Road; which date from the post medieval period to the two early 20th century detached houses. There has been some redevelopment during the 20th century, but this does not detract from the contribution of the heritage assets to the local character. This importance has been acknowledged in their inclusion in the Penkrige Conservation Area and of the canal in the Staffordshire and Worcestershire Canal Conservation Area.</p> | <p>High</p> |

Communal value: The canal provides an important community facility and is a key tourist attraction. Its importance is enhanced within the HUCA by the collection of associated buildings and structures including the Grade II Listed Boat Inn. Consequently the canal is important as a focus for sustainable tourism and an opportunity to enhance the history of Penkridge.

High

4.9.3 Recommendations

The majority of the HUCA lies in one of two Conservation Areas (Penkridge and Staffordshire & Worcestershire Canal; cf. map 10). The canal and its associated buildings and structures make a significant contribution to Penkridge's wider townscape and history. Further historic buildings contribute to the sense of place and in some cases perhaps reflect a much longer, possibly medieval, history.

- ◆ Where alterations or changes are proposed to historic buildings, whether listed or not, within the Conservation Areas the applicant should consult the Penkridge Conservation Area Appraisal and the South Staffordshire Conservation Team in the first instance³⁸⁴. All of the designated heritage assets and their settings are covered under para. 132 of NPPF³⁸⁵.
- ◆ The sympathetic restoration or enhancement of the historic buildings, would strengthen the historic character and the quality of the wider townscape and history of Penkridge for the benefit of this and future generations (Bullet Point 10 of para 17 (Core planning principles) of NPPF³⁸⁶). 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)³⁸⁷.
- ◆ The heritage assets make a positive contribution to economic regeneration of the town. In particular the promotion of the re-use of historic buildings could contribute to sustainable development as recommended (paras. 126 and 131 of NPPF)³⁸⁸. 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 Staffordshire and Worcestershire Canal and its setting are covered under para. 132 of NPPF³⁸⁹.
- ◆ There is the potential for below ground archaeological deposits to survive across the entire HUCA. Where development may result in the loss of these heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance; this is supported in paras. 128 and 141 of NPPF³⁹⁰.

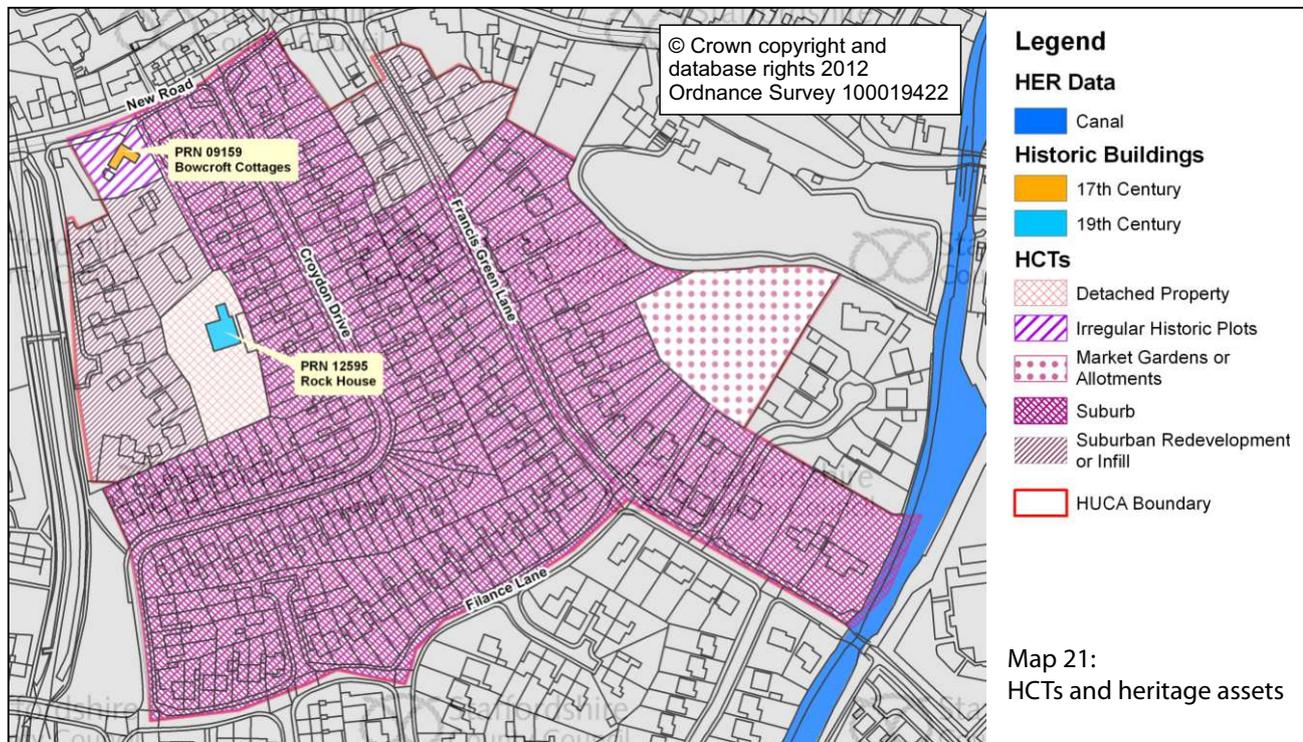
³⁸⁷ English Heritage 2012: <http://www.helm.org.uk>

³⁸⁸ Ibid.

³⁸⁹ Ibid.

³⁹⁰ Ibid.

4.10 HUCA 10: Francis Green Road and Croydon Drive



Map 21:
HCTs and heritage assets

4.10.1 Statement of heritage significance and built character

The HUCA is dominated by 20th century suburban expansion and is comprised principally of semi-detached houses (cf. map 7). This expansion began in the mid 20th century with ribbon development being laid out along the pre-existing Francis Green Lane (which had led ultimately to Moor Hall Cottages) and the north side of the pre-existing Fillance Lane (cf. HCT 'Suburb' on map 21). The expansion continued in the late 20th century to cover the majority of the remainder of the HUCA.

Most of this housing was constructed upon fields which had originated in the medieval period as part of the open-field system around Penkridge (cf. 2.4.2.1 and map 4). The open fields were enclosed incrementally during the post medieval period (cf. 2.5.3.1) and it may have been these changes in land management which led to the construction of the Grade II listed Bowcroft Cottages which lie off New Road³⁹¹. Bowcroft Cottages were probably constructed as one house in the 17th century and is principally of timber frame construction with painted red brick infill. There are indications that it had originally been single storey and may represent a new holding to farm the recently enclosed landscape³⁹². It is not aligned onto the early 19th century New Road, but an earlier trackway had passed in front of it (as indicated on Wyatt's map of 1754). This trackway, which left the Market Place at the same point as New Road in the modern townscape, had probably originated as an access route into the open fields.

In the early 19th century a second property was constructed along its own private drive just to the south of Bowcroft Cottages. The Grade II listed Rock House, a two storey red brick property, is an example of a gentleman's residence lying just outside of the town. A large private garden had

been established at the same time, but this has subsequently been redeveloped (cf. map 6 and map 21 (HCTs 'Suburban Redevelopment or Infill' and 'Detached Property')).

The north eastern portion of the HUCA had probably originated as part of the burgage plots associated with the medieval planned town (cf. map 3). The burgage plots fronted onto Cannock Road and Market Street, but the area was redeveloped with housing in the late 20th century (HCT 'Suburban Redevelopment or Infill' on map 21).

4.10.2 Heritage values

| | |
|---|---|
| <p>Evidential value: There is the potential for below ground archaeological deposits to survive associated with the small area of burgage plots identified in the north east of the HUCA. Subsequent redevelopment in the late 20th century is likely to have had some impact upon their survival. The remainder of the HUCA formed part of the agricultural economy from the medieval period onwards.</p> | <p>Medium (to the north east) Low</p> |
| <p>Historical value: The legible heritage assets comprise the two Grade II listed properties lying off New Road. Francis Green Lane and Filance Lane represent pre-existing routes through the HUCA</p> | <p>Medium</p> |
| <p>Aesthetic value: The HUCA is dominated by 20th century housing development. The two Grade II listed properties contribute to the local sense of place, although Rock House is not visible from any of the roads being located along its own private drive.</p> | <p>Low</p> |
| <p>Aesthetic value: Communal value: The properties are private residences and consequently, from a heritage perspective, the communal value is low.</p> | <p>Low</p> |

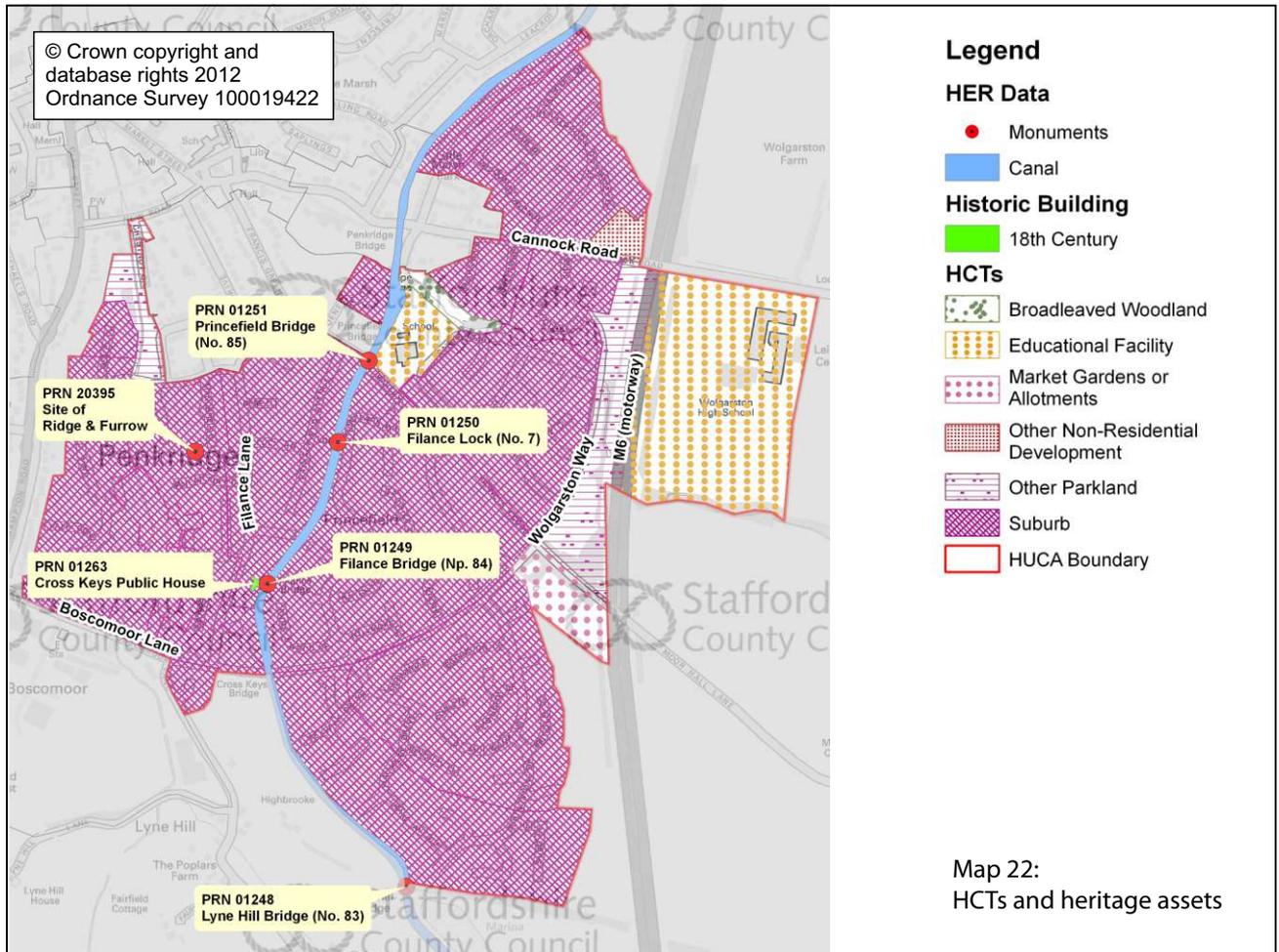
4.10.3 Recommendations

The heritage significance and values have identified the contribution of the two Grade II listed to the local character. The majority of the HUCA, however, is dominated by mid and late 20th century housing development.

- ◆ Where alterations or changes are proposed to Listed buildings the applicant should consult the South Staffordshire Conservation Team in the first instance³⁹³. All of the designated heritage assets and their settings are covered under para. 132 of NPPF³⁹⁴.
- ◆ The survival of the historic buildings strengthens the historic character and quality of the wider townscape for the benefit of this and future generations (Bullet Point 10 of para 17 (Core planning principles) of NPPF³⁹⁵).

- ◆ There is the potential for below ground archaeological deposits to survive with a small area 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 NPPF³⁹⁶.

4.11 HUCA 11: Princefield and Wolgarston



4.11.1 Statement of heritage significance and built character

The HUCA is dominated by a large late 20th century housing development for which a new road was constructed linking the Cannock Road and the Wolverhampton Road; thus effectively bypassing the historic core. Apart from housing (HCT 'Suburb' on map 22) several other components comprise this development. They include an area of woodland (HCT 'Broadleaved Woodland') and public open space (HCT 'Other Parkland'); as well as services such as the Princefield First School (HCT 'Educational Facility') on the former alignment of Francis Green Lane. The larger Wolgarston High School, which lies at the eastern limit of modern Penkrige, was constructed at an earlier period in the mid 20th century. To the far east of the HUCA the M6, built in the early 1960s, divides the High School from the remainder of the settlement.

The housing was constructed upon fields, the majority of which had formed part of the open field system in the medieval period (cf. 2.4.2.1 and map 4). Ridge and furrow earthworks had existed within the HUCA until the late 20th century; these features fossilised the evidence of the ploughing relating to this agricultural system³⁹⁷. The open fields were enclosed incrementally in the post medieval period (cf. 2.5.3.1 and map 5). An area of squatter enclosure had been

established upon an area of former common land known as Boscomoor (lying to the north of Wolgarston Way cf. map 5).

The late 18th century Staffordshire and Worcestershire Canal, a Conservation Area, crosses through the HUCA (cf. map 22 and 2.6.5.2) where three canal bridges and a lock survive. The Cross Keys Public House is the earliest surviving building in the HUCA; it has been dated to the 18th century and its formerly rural location adjacent to the canal suggests it was constructed to serve the boating community³⁹⁸.

4.11.2 Heritage values

| | |
|--|---------------|
| Evidential value: The HUCA had formed part of the agricultural economy of the town from at least the medieval period. | Low |
| Historical value: The legible heritage assets within the HUCA are all associated with the late 19th century Staffordshire and Worcestershire Canal and include the Cross Keys Public House. | Medium |
| Aesthetic value: The character of the HUCA is dominated by a late 20th century housing estate and its associated components. It is cut by two lines of communication; the 20th century M6 and the late 18th century canal. The canal and its associated structures, which includes the Cross Keys Public House make an important contribution to the local sense of place. The importance of these heritage assets to the wider townscape has been acknowledged in the designation of the Staffordshire and Worcestershire Canal. | Medium |
| Aesthetic value: The canal provides an important community facility and is a key tourist attraction. Its importance is enhanced within the HUCA by the collection of associated buildings and structures including the Cross Keys Public House. Consequently the canal is important as a focus for sustainable tourism and an opportunity to enhance the history of Penkrudge. | High |

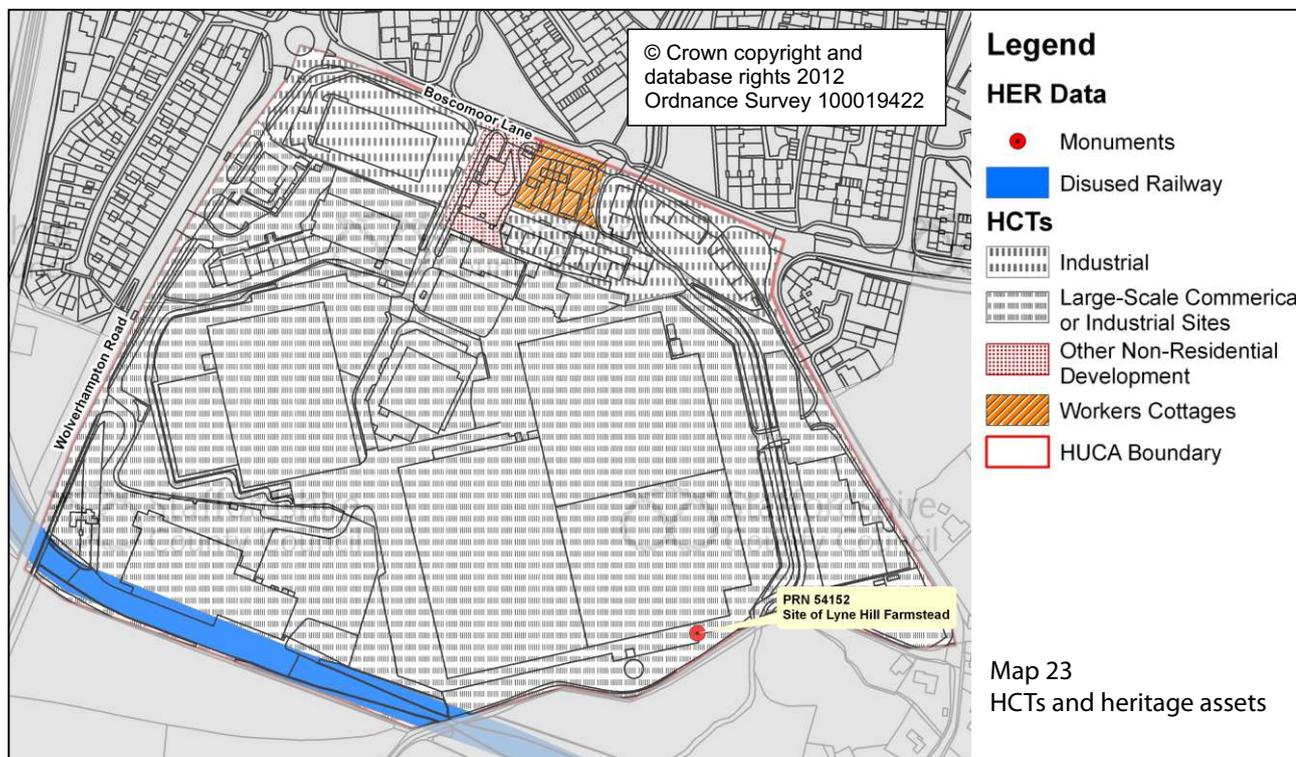
4.11.3 Recommendations

The HUCA is dominated by late 20th century housing development and its associated landscaping and services. However, the Staffordshire and Worcestershire Canal, a Conservation Area, makes a significant contribution to the wider townscape and local history.

- ◆ The survival of the historic buildings strengthens the historic character and quality of the wider townscape for the benefit of this and future generations (Bullet Point 10 of para 17 (Core planning principles) of NPPF³⁹⁹).

- ◆ The Staffordshire and Worcestershire Canal and its setting is covered under para. 132 of NPPF⁴⁰⁰.
- ◆ 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 NPPF⁴⁰¹.

4.12 HUCA 12: Boscomoor



4.12.1 Statement of heritage significance and built character

The HUCA is dominated by large-scale industrial and retail development which principally dates to the late 20th century. The earliest industrial development, smaller in scale, lies on the southern side of Boscomoor Lane and was constructed in the mid 20th century. However, the earliest development along this lane is a row of cottages which probably date to the 19th century (HCT 'Workers Cottages' on map 23). The latter had probably formed part of a small community based upon a former common known as Boscomoor to the north of the lane (in HUCA 11) and another row of cottages once stood to the south east (now the site of a mid 20th century industrial estate).

Map 4 reveals that the majority of the area had probably formed part of the open field system associated with Penkridge and possibly the smaller settlement of Lyne Hill to the south east (cf. 2.4.2.1) during the medieval period. This field system was enclosed incrementally in the post medieval period (cf. 2.5.3.1). A small area lying adjacent to what is now Boscomoor Lane appears to have formed part of the larger area of common land which probably had its origins in at least the medieval period. The origins of Lyne Hill Farm, demolished in the late 20th century, are currently unknown.

The former Littleton Colliery mineral railway, constructed circa 1900, forms the southern boundary of the HUCA (cf. 2.7).

4.12.2 Heritage values.

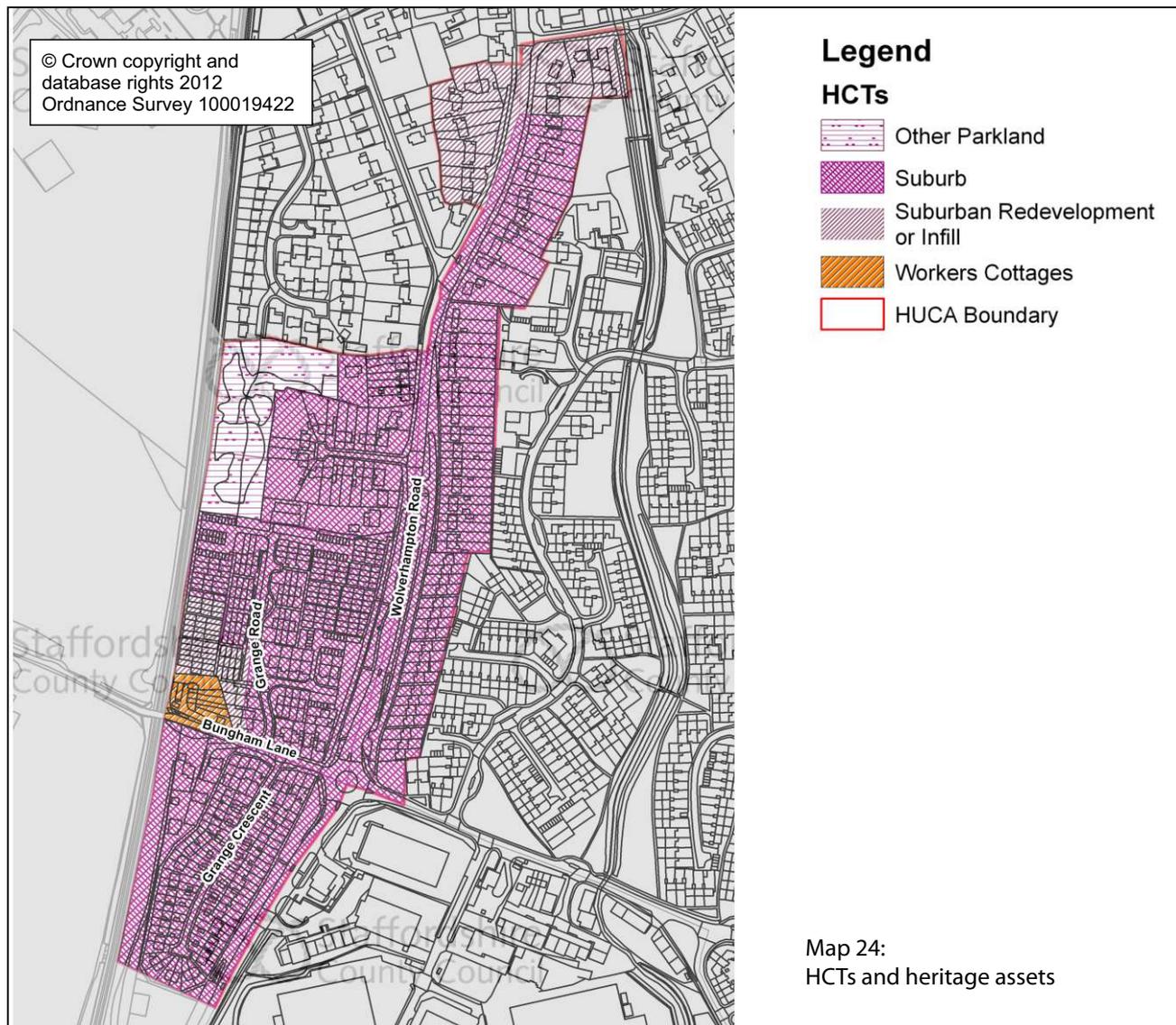
| | |
|---|------------|
| Evidential value: The HUCA had principally formed part of the agricultural economy from at least the medieval period. There is the potential for below ground archaeological remains to survive associated with Lyne Hill Farmstead. | Low |
| Historical value: The row of 19th century cottages and the line of the early 20th century railway represent the only known legible heritage assets within the HUCA. | Low |
| Aesthetic value: The character of the HUCA is currently represented by large-scale development principally 20th century industrial and retail. | Low |
| Communal value: From a heritage perspective the communal value is negligible. | Low |

4.12.3 Recommendations

The heritage significance and values have identified that there is generally a low heritage potential within the HUCA.

- ◆ Overall there is a low potential for below ground archaeological deposits to survive within the HUCA. However, further research may alter our understanding of this potential and where development may be deemed to result in the loss of heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance. This is supported in para. 141 of NPPF⁴⁰².
- ◆ The line of the former mineral railway is an important feature in understanding the contribution of the coal industry to the local economy during the 20th century.

4.13 HUCA 13: West of Wolverhampton Road



4.13.1 Statement of heritage significance and built character

The HUCA is dominated by 20th century suburban expansion principally extending along the Wolverhampton Road (cf. map 24). The majority of the housing dates to the mid 20th century and is essentially ribbon development; the exception being a small cul-de-sac of semi-detached properties to the west. An area of public open space (HCT 'Other Parkland' on map 24) was established during this period to the rear of the cul-de-sac; having once formed part of a brick and tile works. This portion of the road had attracted earlier development on its eastern side where early 20th century houses survive (cf. map 7). Housing expansion continued during the late 20th century with an estate of modest dwellings lying between Bungham Lane and Wolverhampton Road (Grange Road).

The majority of the housing within the HUCA was built upon fields; most of which can trace their origins back to the open field system associated with the medieval town (cf. 2.4.2.1). The open fields were enclosed incrementally during the post medieval period (cf. 2.5.3.1). However, those areas identified as HCT 'Suburban Redevelopment or Infill' on map 24 suggest that earlier non-agrarian activity was taking place prior to the 20th century. To the far north of the HUCA, on the eastern side of Wolverhampton Road, a small area may have formed part of the medieval town with burgage plots being suggested by the historic mapping (cf. map 4). The opposite side of the road had formed part of the open field system in the medieval period, but a cattle market was relocated to the site in the early 20th century.

Just to the north of Bungham Road a short row of probable mid 19th century cottages survive. They were once associated with a large detached house known as 'The Grange', which was redeveloped by the Grange Road housing estate in the late 20th century (map 6).

4.13.2 Heritage values

| | |
|---|---|
| <p>Evidential value: There is the potential for below ground archaeological works to survive with the area identified as originating as potential burgage plots to the north of the HUCA. Subsequent 20th century development may have impacted upon their survival. The remainder of the HUCA had formed part of the agricultural economy from the medieval period onwards.</p> | <p>Medium (to the north) Low across the remainder</p> |
| <p>Historical value: There are few legible heritage assets within the HUCA; the exception is the row of cottages located to the north of Bungham Lane.</p> | <p>Low</p> |
| <p>Aesthetic value: The character of the HUCA is dominated by mid 20th century housing development which expanded as ribbon development along either side of Wolverhampton Road. The suburban character was expanded in the late 20th century with the development of the housing estate to the west of the Wolverhampton Road.</p> | <p>Low</p> |
| <p>Communal value: The HUCA is comprised of private dwellings and from a heritage perspective its value is low.</p> | <p>Low</p> |

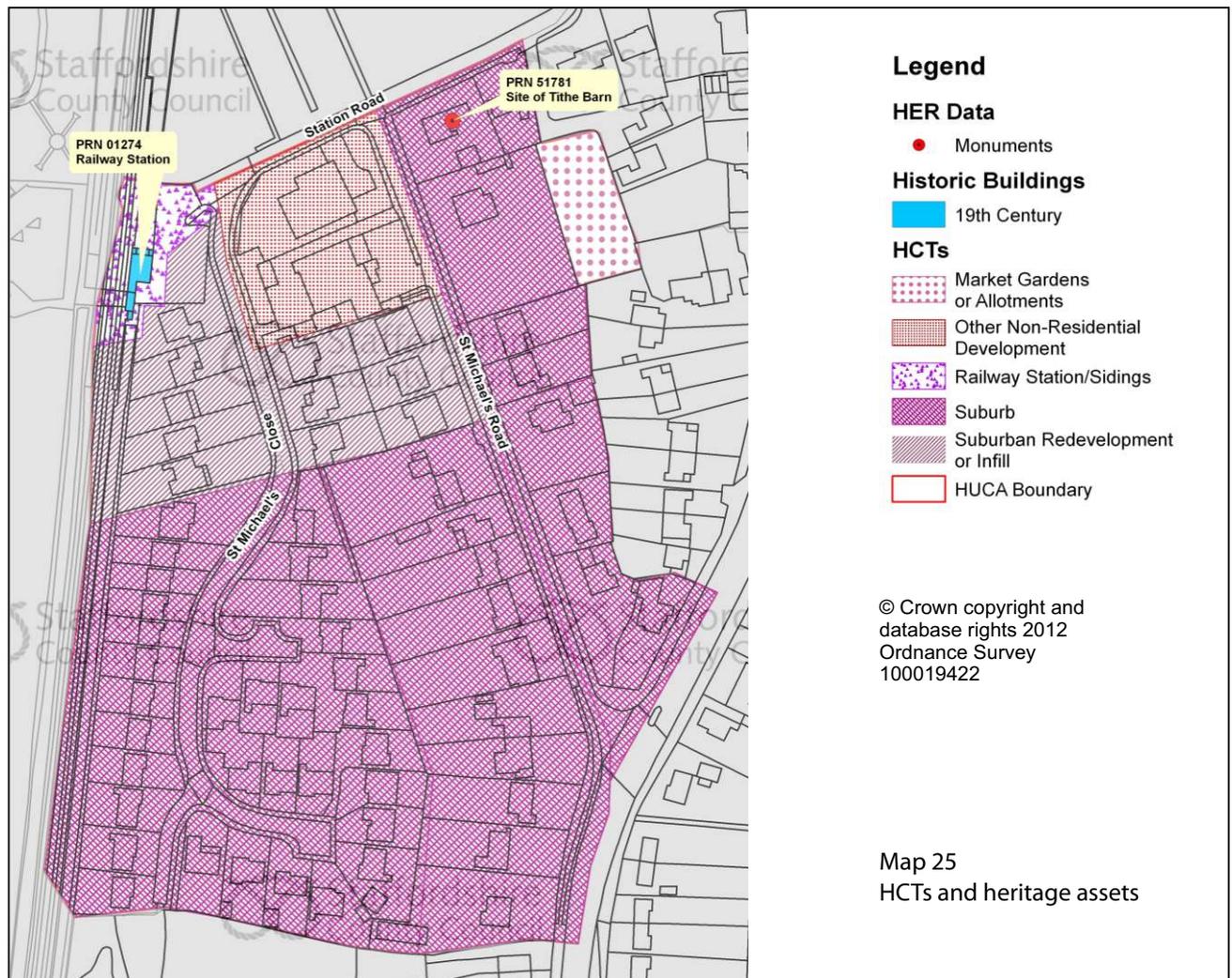
4.13.3 Recommendations

The HUCA is dominated by mid and late 20th century housing development; a row of mid 19th century cottages survive on Bungham Lane.

- ◆ The survival of the historic buildings strengthens the historic character and quality of the wider townscape for the benefit of this and future generations (Bullet Point 10 of para 17 (Core planning principles) of NPPF⁴⁰³).

- 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 NPPF⁴⁰⁴.

4.14 HUCA 14: St Michael's Road



4.14.1 Statement of heritage significance and built character

St Michael's Road was probably created in the mid 19th century; it is identifiable as a new feature in the townscape by its straight course. It was undoubtedly constructed to provide easier access to and from the railway station rather than the route which circumvents St Michael's and All Angels Church (to the north in HUCA 1). The railway station itself was built in the mid 19th century and a Station Master is recorded in the town by 1851 (cf. 2.6.5.3 and 2.6.3.2)⁴⁰⁵.

Housing was slow to colonise the new street; the earliest known properties along the road occurred on its north eastern side and existed by circa 1880 as gentlemen's residences. Map 7 reveals that the majority of the houses along the south western side of the road were built in the mid 20th century and are also large detached properties. St Michael's Close represents the final phase of development being constructed in the late 20th century.

By the mid 18th century the HUCA had comprised paddocks and fields; the latter having formed part of the open field system by the medieval period (cf. 2.4.2.1 and 2.5.3.1). Little of this earlier

rural pattern survives with the exception of the allotment gardens (HCT 'Market Gardens or Allotments' on map 25). The extent and form of this area is clearly visible on Wyatt's map (1754) where it was also marked as 'Gardens'. This part of the HUCA had lain within the Deanery Manor by the time of Wyatt's map, whose limits within the town may have been defined in the medieval (or earlier?) period (cf. map 2). It is possible that this area had formed part of the medieval (or earlier) religious complex whose form is currently unknown (cf. 2.3.4; 2.4.3 and 2.5.4). Certainly by 1754 a tithe barn existed, possibly of medieval origin, to the north of the HUCA (cf. map 25).

4.14.2 Heritage values

| | |
|---|----------------------|
| <p>Evidential value: There is the potential for below ground archaeological remains to survive associated with the religious house(s) which existed from the early medieval period onwards. Subsequent development may have impacted upon their survival. The remainder of the HUCA had formed part of the agricultural economy from at least the medieval period.</p> | <p>Medium</p> |
| <p>Historical value: The origins of St Michael's Road is associated with the extant mid 19th century railway station; and therefore with the town's economic and social history. The extant detached houses along the road form part of this history and tell us something about the status of the road and the aspirations of the original inhabitants. The legibility of the area of the allotments is also important to the history of the town, given the period in which it has been in use as 'gardens'.</p> | <p>High</p> |
| <p>Aesthetic value: The historic character of St Michael's Road reflects the original status of the road which attracted gentleman's residences and where large detached properties have continued to be constructed during the 20th century. The majority of the housing dates to the mid and, in the case of St Michael's Close, the late 20th century.</p> | <p>Medium</p> |
| <p>Communal value: The HUCA is an important component in understanding Penkrige's later history, but it can only be appreciated at street level.</p> | <p>Low</p> |

4.14.3 Recommendations

The heritage significance and values have identified the importance of St Michael's Road and its association to the railway in Penkrige's local character and history.

- ◆ The sympathetic restoration or enhancement of the historic buildings (including the railway station), would strengthen the historic character and the quality of the wider townscape and history of Penkrige for the benefit of this and future generations (Bullet Point 10 of para 17 (Core planning principles) of NPPF⁴⁰⁶). The heritage assets also make a positive contribution to the tourist economy of the town.

- ◆ The heritage assets make a positive contribution to economic regeneration of the town. In particular the promotion of the re-use of historic buildings could contribute to sustainable development is recommended (paras. 126 and 131 of NPPF)⁴⁰⁷. High quality design which is sympathetic to the historic built fabric is the key to retaining the local character of the area as identified in Bullet Point 4 of para. 17 (Core planning principles) and Bullet Point 4 of para. 58 in NPPF.
- ◆ There is the potential for below ground archaeological deposits to survive across the entire HUCA. Where development may result in the loss of these heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance; this is supported in paras. 128 and 141 of NPPF⁴⁰⁸.

5. Bibliography

- ASE Ltd. 2004. New Road, Market Street and Clay Street, Penkridge: Trial Trench Evaluation (Phase 1). Unpublished report.
- Aston, M. & Bond, J. 1976. The landscape of towns. J. M. Dent & Sons, London.
- Broadbridge, S. R. 1967. 'Industrial archaeology in the parish of Penkridge' in B. J. Turton (ed.) North Staffordshire Journal of Field Studies volume 7. University of Keele.
- Calcot, D. 2003. Penkridge: a capital village. Penkridge Civic Society.
- Collins, P. & Walker, C. 2004 South Staffordshire Reviewed. South Staffordshire Council
- Currie, C. R. J. 1979. 'Agriculture 1793 to 1875' in M. W. Greenslade & D. A. Johnson (eds.) The Victoria history of the county of Stafford volume VI. Oxford University Press, Oxford.
- Dyer, C. 2002. 'The urbanizing of Staffordshire: the first phases' in I. J. Atherton & J. R. Studd (eds.) Staffordshire Studies volume 14. University of Keele.
- Edwards, P. 2001. 'The horse trade in Tudor and Stuart Staffordshire' in I. J. Atherton & J. R. Studd (eds) Staffordshire Studies volume 13. University of Keele.
- Greenslade, M. W. 1959. 'Teddesley Hay' in L. M. Midgley (ed.) A history of the county of Staffordshire volume V. Oxford University Press, London.
- Habberley, T, Russell, C., Woodbury, B. & Tunstall, J. 2008. Neolithic to Roman: Acton Trussell Roman Villa interim report 1984-2004. Penk Valley Archaeological Society unpublished report.
- Harris, J. R. 1967. 'Copper and brass' in M. W. Greenslade & J. G. Jenkins (eds.) A history of the county of Stafford volume II. Oxford University Press, London.
- Hawkins, A. & Rumble, A. (eds.). 1976. Domesday Book: Staffordshire. Phillimore, Chichester.
- Henshaw, C. 2010. Archaeological Watching Brief at St Michael's Church, Penkridge, Staffordshire. Unpublished report.
- Higgins, J. 2008. Sylloge of mile markers in Staffordshire: a thematic review of milestones in the administrative county. Staffordshire County Council/Milestone Society unpublished report.
- Hooke, D. 1983. The landscape of Anglo-Saxon Staffordshire: the charter evidence. University of Keele.
- Horovitz, D. 2005. The placenames of Staffordshire. Privately published.
- Hughes, G. 1995. Preliminary Archaeological Evaluation at Penk Valley, Staffordshire. Birmingham University Field Archaeology Unit unpublished report.
- Hunt, J. nd. An evaluation of the Newcastle-under-Lyme Pilot Study, and recommendations arising for a Staffordshire EUS Project. Unpublished document.
- Kettle, A. J. 1967. 'Horseracing' in M. W. Greenslade & J. G. Jenkins (eds.) A history of the county of Stafford volume II. Oxford University Press, London.
- Kettle, A. J. 1979. 'Agriculture 1500 to 1793' in M. W. Greenslade & D. A. Johnson (eds.) The Victoria history of the county of Stafford volume VI. Oxford University Press, Oxford.
- Klemperer, W. Ross, A. and Askey, J. 2003. Historic Landscape Assessment Project: The Enclosure Acts of the Eighteenth and Nineteenth Centuries. Digital Archive (GIS).

- Langley, D. 2009. Cannock: Historic Character Assessment (Staffordshire Extensive Urban Survey). Staffordshire County Council unpublished report.
- Langley, D. 2011. Lichfield: Historic Character Assessment (Staffordshire Extensive Urban Survey). Staffordshire County Council unpublished report.
- Lewis, C. P. 2008. 'Edgar, Chester and the kingdom of the Mercians, 957-9' in D. G. Scragg (ed.) *Edgar, King of the English, 959-975*. Google Books web viewed 29th September 2012 www.books.google.co.uk
- Maddocks, R. 2009. *The shops, businesses and trade of old Penkridge*. Great Marsh Publications.
- Maddocks, R. 2012. "Always on my mind": pictures of Penkridge people II. Great Marsh Publications.
- Meeson, R. 1999. *St Michael & All Angels, Penkridge: archaeological evaluation and watching brief*. Unpublished report.
- Midgley, L. M. & Greenslade, M. W. 1959. 'Penkridge' in L. M. Midgley (ed.) *A history of the county of Staffordshire volume V*. Oxford University Press, London.
- Minchin, G. S. 1908. 'Table of population, 1801-1901' in W. Page (ed.) *The Victoria history of the county of Stafford vol. one*. Archibald Constable & Co. Ltd, London.
- Morton, G. R. 1966. 'The Reconstruction of an Industry - The Paget Ironworks, Cannock Chase, 1561' in *Lichfield and South Staffordshire Archaeological and Historical Society Transactions 1964-1965 Volume VI*.
- Oldfield, D. nd. *Pennocrucium: Cropmark plot and field survey*. Stafford and Mid-Staffordshire Archaeology Society unpublished report.
- Palliser, D. M. 1976. *The making of the English landscape: the Staffordshire landscape*. Hodder and Stoughton, London.
- Palliser, D. M. 1972. 'The Boroughs of medieval Staffordshire' in A. D. M. Phillips (ed.) *North Staffordshire Journal of Field Studies volume 12*. University of Keele
- Palliser, D. M. and Pinnock, A. C. 1971. 'The markets of medieval Staffordshire' in A. D. M. Phillips (ed.) *North Staffordshire Journal of Field Studies volume 11*. University of Keele.
- Phillips, C. B. 2011a. 'Demography: population distribution and change 1563-1801' in A. D. M Phillips & C. B. Phillips (eds.) *An historical atlas of Staffordshire*. Manchester University Press, Manchester.
- Phillips, C. B. 2011b. 'Urban development: Staffordshire towns, c. 1600 – c.1800' in A. D. M Phillips & C. B. Phillips (eds.) *An historical atlas of Staffordshire*. Manchester University Press, Manchester.
- Slade, C. F. 1958. 'Introduction to the Staffordshire Domesday' in L. M. Midgley (ed.) *A history of the county of Stafford volume IV*. Oxford University Press, London.
- Slater, T. R. 2007. 'Plan characteristics of small boroughs and market settlements: evidence from the Midlands' in K. Giles and C. Dyer (eds.) *Town and Country in the Middle Ages: contrasts, contacts and interconnections, 1100-1500*. Maney Publishing, Leeds.
- St. Joseph, J. K. 1956. 'The Roman site near Stretton Bridge, the ancient Pennocrucium' in *Transactions of the Birmingham Archaeological Society volume 74*.
- Styles, D. 1970. 'Colleges: Penkridge, St Michael' in *The Victoria county history of Stafford volume III*. Oxford University Press, London

Welch, C. 2000. 'Elizabethan ironmaking and the woodlands of Cannock Chase and the Churnet Valley, Staffordshire' in J. R. Studd (ed.) Staffordshire Studies volume 12. University of Keele.

Wheat, R. 2009. Penkridge in the late 17th century. Penkridge Civic Society.

Wilkes, R. C. 1985. The story of Penkridge: a history of Penkridge upto 1936. Penkridge Parish Council.

Williams, A. and Martin, G. H. 2003. Domesday Book: a complete translation. Penguin Books Ltd, London.

Williams, P. 2009. Archaeological Watching Brief at 1 Clay Street, Penkridge, Staffordshire. Mercian Archaeology unpublished report.

Wise, M. J. 1967. 'Canals' in M. W. Greenslade & J. G. Jenkins (eds.) A history of the county of Stafford volume II. Oxford University Press, London.

Online resources:

British Geological Survey, 2012. British geology onshore digital maps 1:50 000scale/DiGMapGB-50-WMS. Web. <http://www.bgs.ac.uk/data/services/digmap50wms.html>

Communities and Local Government. 2012. National Planning Policy Framework. Communities web: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf>

Dawson, R. 1817. Ordnance Survey Drawings: Penkridge. British Library Web viewed 10/09/2012 <http://www.bl.uk/onlinegallery/onlineex/ordsurvdraw/p/zoomify82327.html>

English Heritage. 2006. Streets for all: West Midlands. English Heritage web: <http://www.english-heritage.org.uk/publications/streets-for-all-west-midlands/>

English Heritage. 2012. Good practice for local heritage listing. HELM web: <http://www.helm.org.uk/guidance-library/good-practice-local-heritage-listing/>

Higginbotham, P. 2012. "Penkridge (Cannock from 1877, Staffordshire" on The Workhouse web: <http://www.workhouses.org.uk/Cannock/> Accessed 03 October 2012

Kelly. 1896. Kelly's Directory of Staffordshire, 1896 on Historical Directories web accessed 31st July 2012. www.historicaldirectories.org

Penkridge Market. Nd. Web viewed 10th October 2012 <http://www.penkridgemarket.co.uk/>

Pigot & Co. 1828-9. Pigot & Co. Directory of Cheshire, Cumberland, Derbyshire, Durham, Lancashire, Leicestershire, Lincolnshire, Northumberland, Nottinghamshire, Rutlandshire, Shropshire, Staffordshire, Warwickshire, Westmoreland, Worcestershire, Yorkshire, North Wales, 1828-29.on Historical Directories web accessed 31st July 2012. www.historicaldirectories.org

Shropshire HER PRN 00026 Viroconium Cornoviorum (Roman Wroxeter) viewed 27th September 2012 on English Heritage's Heritage Gateway Web <http://www.heritagegateway.org.uk>

South Staffordshire Council. Nd. Planning for your future: preferred spatial strategy summary leaflet. Document accessed 25th August 2010. <http://www.sstaffs.gov.uk/pdf/SSLDF%20Leaflet.pdf>

South Staffordshire Council & Taylor Young. 2009. Village Design Guide: Supplementary Planning Guidance South Staffordshire Council web:
http://www.sstaffs.gov.uk/your_services/development_management/conservation/village_design_guide.aspx

South Staffordshire Council. 2010. Penkrigde Conservation Area Management Plan. Document accessed 9th October 2012.
http://www.sstaffs.gov.uk/your_services/strategic_services/conservation/conservation_areas/conservation_area_appraisals.aspx

Staffordshire County Council. 2011. Staffordshire County Council Guidance Note Conservation within the Highways: structures of historic importance. Staffordshire County Council Web.
<http://www.staffordshire.gov.uk/environment/eLand/HistoricEnvironment/BuiltEnvironment/ConservationintheHighwayGuidanceDocument2011.pdf>

White, W. 1834. History, Gazetteer and Directory of Staffordshire, 1834 on Historical Directories web accessed 31st July 2012.
www.historicaldirectories.org

White, W. 1851. History, Gazetteer and Directory of Staffordshire, 1851 on Historical Directories web accessed 31st July 2012.
www.historicaldirectories.org

Welfare, H. & Stamp, V. 1994. 'RCHME: Roman camps in England project' in record for Eaton House Roman Fort on English Heritage's Pastscape web viewed 27th September 2012.
www.pastscape.org.uk

Maps:

David & Charles. 1970. Ordnance Survey 1834-1836 1" maps.

Landmark Information Group. First Edition 25" Ordnance Survey map.

Landmark Information Group. Second Edition 25" Ordnance Survey map.

Landmark Information Group. Third Edition 25" Ordnance Survey map.

Landmark Information Group. Fourth Edition 25" Ordnance Survey map.

SRO D260/M/E353a. No. 4 Wyatt. W. 1754. No. 4. Lands at Pillaton, the Cow Hays and Wolgarston in the parish of Penkrigde and the manors of Pillaton, Penkrigde and Teddesley Hay, and Wolgarston Tithing.

SRO D260/M/E353a: No 5. Wyatt, W. 1754. No. 5 A map of the town of Penkrigde.

Staffordshire Extensive
Urban Survey

Penkridge

Historic Character Assessment



Copyright © Staffordshire County Council

Historic Environment Team
Staffordshire County Council

Office Location: No. 1 Staffordshire Place,
Stafford, ST16 2LP

Postal Address: Wedgwood Building, Block A,
Tipping Street, Stafford, ST16 2DH

Tel: 01785 277285
Email: her@staffordshire.gov.uk

Mapping in this volume is based upon the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationary Office © Crown copyright and/or database right 2012 all rights reserved. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Staffordshire County Council Licence No. 100019422

October 2012