

# Cannock

## Historic Character Assessment



# Staffordshire Extensive Urban Survey

## Cannock

### Controlled Document

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## The Project

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

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

Twenty one Historic Urban Character Areas (HUCAs) have been identified in this project (cf. map 4).

## The Historical Development of Cannock

There is currently little evidence for human activity during the Prehistoric and Roman periods within the project area although several sites are known across Cannock Chase District. The line of Watling Street crosses the southern portion of the EUS area, although its influence on the wider landscape during the Roman period is currently unknown.

The settlement in Cannock is likely to have at least Early Medieval origins and it has been speculated that this may have been located in the area to the east of the extant church. A chapel had been constructed by the 12<sup>th</sup> century and the extant St Luke's church retains architectural fabric from the end of that century. An early market place may also have been established to the south east of the church.

The current focus of the town lies on an east-west basis incorporating a large market place. This area is likely to represent the re-planning of the settlement as a town, although a town charter has not been identified for Cannock, by the lord of the manor (the Bishop of Lichfield) perhaps in the later 13<sup>th</sup> or early 14<sup>th</sup> century. The extent of the market place is likely to date from this period, and other than the insertion of an 18<sup>th</sup> century Bowling Green, largely survives unaltered. Other aspects of medieval town plan within the townscape are the burgage plots, some of which survive to the north and south of the market place. Elements of historic character are also retained at the western end of the market place which includes several nationally important historic buildings including the 18<sup>th</sup> century former Council House. The importance of the historic environment within the town centre is reflected in the designation of the Cannock Town Conservation Area.

The earliest suburban expansion dates from the late 19<sup>th</sup> century and early 20<sup>th</sup> century and mostly represents ribbon development along the pre-existing roads. Earlier buildings also survive within the suburbs including the Grade II Listed Cannock Mill and mill house; the extant buildings dating to the 18<sup>th</sup> century.

To the south of the project area lies the late 19<sup>th</sup> century industrial settlement of Bridgtown. The historic significance of this settlement has been identified in the designation of a Conservation Area, although further contemporary buildings survive beyond its limits which also contribute to the local distinctiveness.

The greatest period of industrial and suburban expansion dates from mid to late 20<sup>th</sup> century.

## Characterisation and Assessment

- ◆ The HUCAs which exhibit the greatest heritage significance are largely those which comprise the historic core of Cannock and are largely contiguous with the Cannock Town Conservation Area (**HUCA 1, HUCA 3, HUCA 5 and HUCA 6**). The conservation of the historic townscape within these HUCAs is of primary importance; this in turn has benefits for the quality of the environment and the sense of place for the community and visitors. There is also a high potential for below ground archaeological deposits to survive within these HUCAs.
- ◆ The remainder of the town centre has been the subject of re-development during the mid to late 20<sup>th</sup> century (**HUCA 2 and HUCA 4**). However, both of these HUCAs (along with **HUCA 12**) form part of the setting to the Conservation Area. Consequently where development opportunities arise or significant alterations are planned to the current character of these HUCAs these should seek to enhance the historic character of the Conservation Area and HUCAs 1, 3, 5 and 6. Archaeological deposits may also survive within HUCA 2 and HUCA 4 relating to the medieval and later development of the town.
- ◆ The character of the earliest suburban expansion during the 19<sup>th</sup> and early 20<sup>th</sup> centuries survives in **HUCA 7, HUCA 11, HUCA 12 and HUCA 19**. The conservation and enhancement of the historic character is recommended to allow the community and future generations to experience and appreciate the history of their town.

Bridgtown exhibits a particular historic character relating to its origins in the late 19<sup>th</sup> century (**HUCA 13**). The extant street pattern and historic buildings survive to enforce this distinctiveness. The conservation of the heritage assets could be achieved through the extension of the Conservation Area, where appropriate, or through the inclusion of specific buildings onto the local list. Continued piecemeal re-development is a particular risk to the integrity of the historic townscape.

## Introduction

This Historic Character Assessment report for Cannock forms one of twenty three such reports which make up the Extensive Urban Survey (EUS) for the towns of 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 Staffordshire EUS Project forms part of the national programme of Extensive Urban Surveys initiated and supported by English Heritage.

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 local policies which form the Local Development Frameworks (LDFs).

Each of the Historic Character Assessment reports are statements of current knowledge

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

## Background

A pilot study for Newcastle-under-Lyme was carried out in January 2007. Following this an assessment was undertaken to determine which towns in Staffordshire would be eligible for an Extensive Urban Survey. As a result twenty-three towns were identified for study. The selection criteria were based upon three studies of Staffordshire towns by historians and historical geographers who identified the medieval or early post medieval characteristics determining how towns differ from rural settlements. Such criteria included the form of the settlement; the presence of burgage plots<sup>1</sup> and formal market places whether physically surviving, referenced in historical documents or identifiable on historic mapping. It also took into account the references to medieval organisations such as guilds and to the construction of civic buildings such as town or market halls. The diversity and nature of the occupations of the inhabitants were also included; the greater the range and the less agricultural focussed the more likely to represent an urban settlement<sup>2</sup>.

## Aim

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



## Outputs

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

The principal outputs are the Historic Character Assessment reports for each town. These are available in hard copy at the William Salt Library, but are also accessible through the Staffordshire County Council website and the ADS website (where the national programme is currently held)<sup>3</sup>.





# Part One: Background and Setting

## Section Summary

- ◆ There is currently little evidence for human activity within the EUS area prior to the appearance of the settlement in Domesday Book (1086).
- ◆ There is no extant medieval borough charter for Cannock, but it was considered to be a market town in circa 1600. There is also morphological evidence within the townscape which suggests that a degree of planning or re-planning occurred during the medieval period.
- ◆ There are four potential sites for the location of the medieval manor house. One of these is the site on which the Grade II\* Listed Council House stands. This property makes a significant contribution to the aesthetics of the town.
- ◆ The town centre is defined by the wide market place which may relate to a re-planning of the town in the later 13th or 14th century following the granting of a market charter in 1259. The bowling green, enclosed by a stone wall, which forms a distinctive element of the townscape, was constructed circa 1753.
- ◆ The earliest settlement may have concentrated to the east and south east of St Luke's church where historic maps suggest that a small triangular market place had existed, which pre-dated the extant market place. The legibility of the former has been lost in the construction of the modern road network.
- ◆ Apart from the church the earliest known building within the town centre is the Grade II Listed 79 High Green which has probable 16th century origins. There is the potential for further historic buildings to retain earlier cores within their structure.
- ◆ The majority of the extant historic buildings have been identified as being of 18th and 19th century date.
- ◆ Much of the current townscape reflects the 20th century developments which include the 1930s Technical College as well as the later 20th century shopping centre.
- ◆ The street pattern of the town centre had probably changed very little from the medieval period until the mid to late 19th century when Market Hall Street was inserted into the townscape.
- ◆ Arable agriculture accounted for a large portion of the economy of the town during the medieval period. Map regression has identified the extent of these open fields around Cannock and it suggests that they covered much of the area of the 20th century suburban development within the EUS area. The open fields had begun to be enclosed by the late 16th century.
- ◆ The earliest suburban development began along the Old Penkridge Road in the early 19th century where several contemporary houses survive on the northern side of the road.
- ◆ The inner suburbs comprise many houses of late 19th and early 20th century date.
- ◆ The 20th century suburban development initially concentrated to the south of the town centre, although the northern suburbs had commenced by mid century.
- ◆ Coal mining, which was an important part of the economy of the wider area, was occurring to the east of the EUS area by at least the early 19th century. Other important industries in the 18th and 19th centuries include brick-making and ironworking, the latter probably having earlier origins. Industry has concentrated in the south and south east of the EUS area

during the 20th century. Late 20th century administrative development, comprising the council offices, lie just to the north of the town centre.

- ◆ Bridgtown was constructed from the 1870s on a field system of unproven origin. Many 19th century buildings survive including a former edge tool works, for which this area was once famed.
- ◆ There have been few archaeological interventions within the town and much of what is known about its development has been garnered from documentary research. However, there remains the potential for archaeological deposits to survive which could contribute significantly to the current understanding of the development of the town.

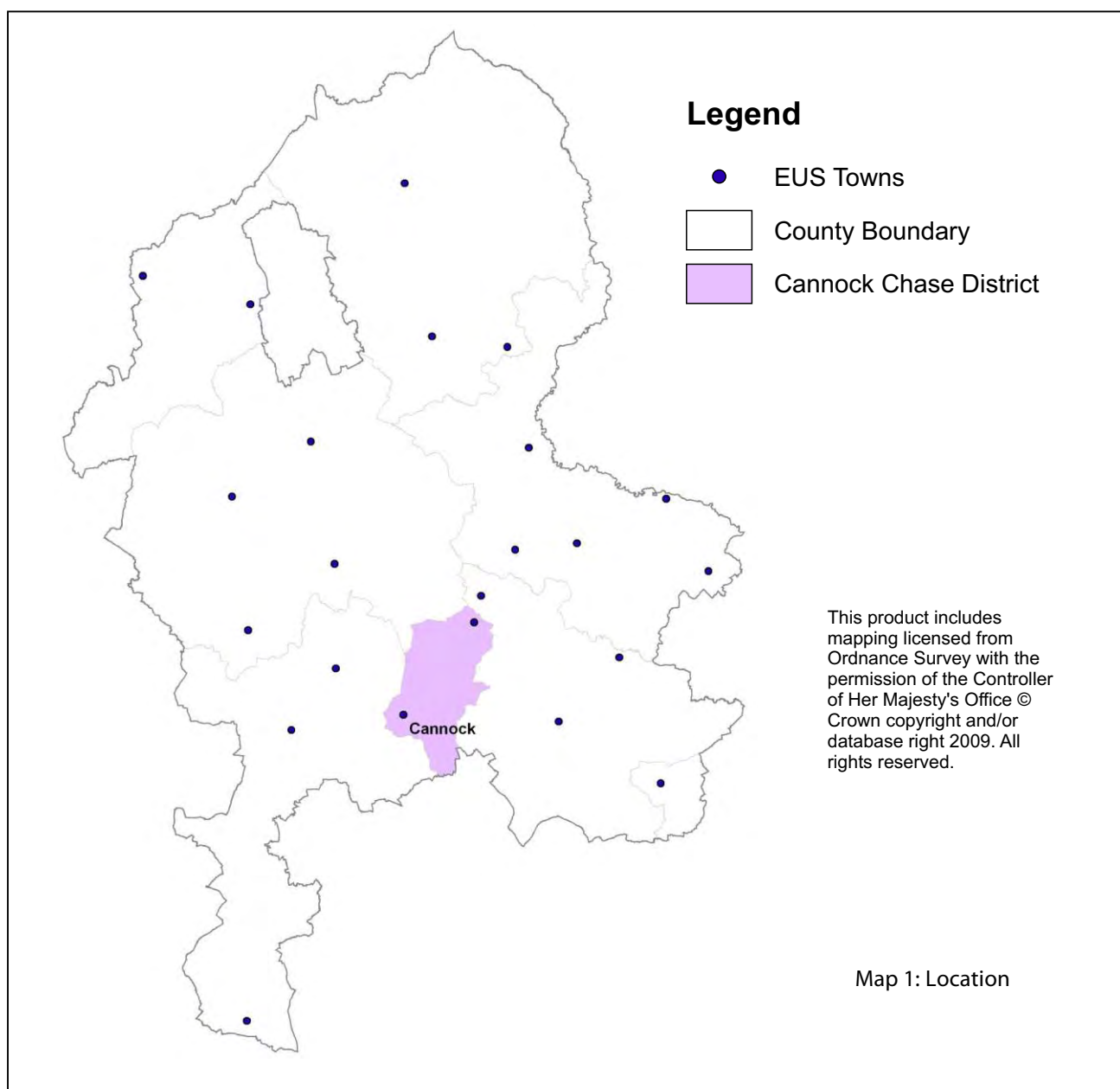


# 1. Setting

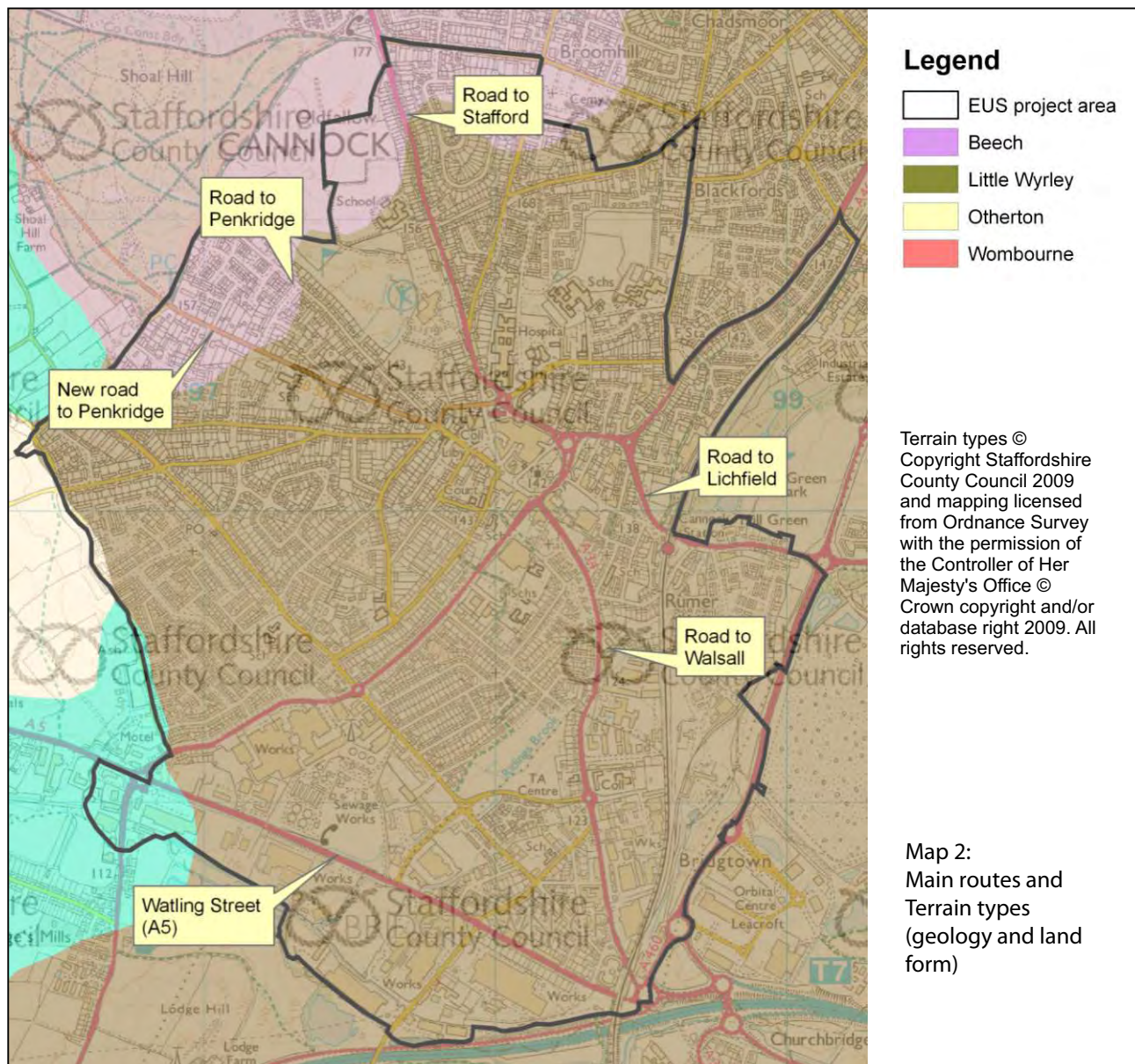
## 1.1 Location

The town is located towards the south of the county within the former extent of Cannock Chase (cf. section 2.4.1 below). Historically the Chase has been an area of low population, but Cannock and its neighbouring town, Rugeley, were settled areas prior to the Norman Conquest (1066).

Map 2 shows Cannock as lying at the heart of a network of roads which have connected the town to five of the other medieval towns within the historic county of Staffordshire (which included Walsall and Wolverhampton, now part of the West Midlands conurbation).







The earliest known route depicted on map 2 is Watling Street (A5) which follows the line of the Roman road.

## 1.2 Geology and topography

Within the EUS project area the highest land lies to the north at around 178m AOD dropping away towards the south and the valley of the Wyrley/Saredon Brook at around 113m AOD.

The majority of the project area lies on coal measures with glacial till and gleyed soils (Terrain type 'Little Wyrley' on map 2). The northern boundaries, around the Stafford Road and the New Road to Penkrigde (terrain type 'Beech' on map 2) lie on the soft sandstone which forms the geology of much of the area of the historic Cannock Chase <sup>4</sup>.

## 1.3 Sources

### 1.3.1 Historical

There are few published secondary sources concerning the history of Cannock. The most comprehensive of what is available is the Victoria County History published in 1959<sup>5</sup>. The only other published account relates to specific aspects of the town centre and was produced by the Cannock Conduit Trust in 2004<sup>6</sup>.

### 1.3.2 Cartographic

The earliest map showing the road layout of Cannock is Yates' map of Staffordshire (1775). It provides an insight into the general extent of settlement along the roads, but provides no greater detail. The earliest detailed map is the tithe map (1841) and a further map of circa 1845, which may be a copy of the tithe map, although the two have not been directly compared to confirm this<sup>7</sup>.

The series of Ordnance Survey maps both 6" and 25" which were published four times between 1880 and 1938 were also extensively consulted.

### 1.3.3 Archaeological

There have been few archaeological interventions within the town centre with the exception of the land to the rear of 67-69 and 77 High Green where an archaeological evaluation and watching brief were carried out in 1999 and 2000<sup>8</sup>. Archaeological building recording was carried out on the former Cannock Associated Collieries Ltd head quarters on Walsall Road in 2004<sup>9</sup>.

An MA dissertation undertaken in 1990 formed a pilot urban survey for Staffordshire's towns, although urban survey was not undertaken at that time. The dissertation identified plan forms and the historic development of the town centre<sup>10</sup>.



## 2. Context and Historical Development

### 2.1 Prehistoric

There are no known sites of Prehistoric origin within the project area and little archaeological work has been carried out within the wider Cannock Chase District. Consequently an understanding of the District at this period comes mostly from chance finds or well known sites.

Arguably the most significant Prehistoric site within the District is the Scheduled Monument, Castle Ring Hillfort, which survives as an earthwork on the eastern side of the District (approximately 6.8 km to the north east of Cannock). It stands at approximately 235m AOD and overlooks the landscape to the south, towards Burntwood and east towards Lichfield<sup>11</sup>. Whilst it is likely to date to at least the Iron Age, other hill forts in the West Midlands region have been proven to have their origins in the Neolithic period. No substantive archaeological work has been carried out at Castle Ring to confirm whether there is evidence of earlier occupation here. However, a geophysical survey carried out in the 1980s identified the probable location of roundhouses within its interior<sup>12</sup>. The extent of the impact of the hill fort on the surrounding landscape is currently unknown, partly because the adjacent landscape is largely under plantation woodland. It is likely that the hillfort would have provided a cultural, economic and administrative focus serving a hinterland of dispersed settlement, but it is unknown whether the area currently occupied by Cannock would have been included within its sphere of influence.

Evidence for earlier human activity has been found within the wider District. The earliest site is a Mesolithic/Neolithic flint scatter discovered at Court Banks Covert, near Cannock Wood, between 1910 and 1917<sup>13</sup>. The site included at least 28 recognizable

implements and has been interpreted as a flint knapping floor. This evidence suggests at least sporadic occupation within the District during this period. A number of other Neolithic/Bronze Age finds, comprising a flint scraper, two 'barbed and tanged' arrowheads, two axeheads and two flakes, have been discovered across the District, including within HUCA 10, which are further testimony to a human presence at this period<sup>14</sup>. Unfortunately these finds do not significantly add to an understanding of how this landscape was being exploited during this period and are likely to be the result of casual loss.

There is evidence for probable Bronze Age activity within the District in the form of burnt mounds<sup>15</sup>, but this evidence mostly comes from the vicinity of Rugeley in the north east<sup>16</sup>. None have so far been located near to Cannock.

Environmental data from across the West Midlands has provided an understanding of the development of the landscape of the region during the Prehistoric period. The evidence suggests that it had mostly been heavily wooded until at least the Bronze Age, when some clearance may have begun to take place to support a small scale pastoral economy. The evidence for human activity which is known within the District appears to support the available environmental data.

<sup>11</sup> Staffordshire HER: PRN 00025; English Heritage: SM 21635

<sup>12</sup> English Heritage: Scheduling information (SM no. 21635); RCHME 1996

<sup>13</sup> Staffordshire HER: PRN 01007

<sup>14</sup> Staffordshire HER: Scraper PRN 00971; Barbed & tanged arrowheads PRN 01042 & PRN 01806; Axe heads PRN 01621 & PRN 04171; Flake PRN 01888

<sup>15</sup> 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. © 2009 English Heritage).

<sup>16</sup> Staffordshire HER: PRNs

There are currently no known Prehistoric sites or finds known from the town centre itself (HUCAs 1, 2, 4 to 6). References to a great stone in the field south of the church are recorded in the late 17th century and in the early 19th century<sup>17</sup>. However, the stone no longer survives and it is now impossible to establish whether this was evidence of human activity or a glacial erratic.

## 2.2 Roman (49AD to 409AD)

The line of the Roman road of Watling Street crosses through the southern portion of the District on a roughly south east-north west alignment<sup>18</sup>. Within Staffordshire the road links the two Roman forts/settlements of *Letocetum* (Wall) in Lichfield District and *Pennocrucium* (south of Penkridge) in South Staffordshire District. However, little is otherwise known about the Roman period within the District other than the location of unstratified find spots. These include five coins and four brooches found near Prospect Place, approximately 3.2km north east of Watling Street<sup>19</sup>. Two Roman coins and a bucket mount have also been found within the District, the latter being described as found near Cannock<sup>20</sup>.

It is likely that there was a degree of continuity of activity from the Prehistoric to the Roman period, but the nature and extent for either period is currently poorly understood.

## 2.3 Early Medieval (410 to 1065)

### 2.3.1 Placename

The placename Cannock is first recorded in Domesday Book (1086) and is believed to derive from either the Welsh or Old English for 'hill or hillock'<sup>21</sup>. Horowitz suggests that this probably relates to the higher area of land on which the modern town centre stands.

### 2.3.2 Settlement

The only known evidence for occupation in the area of the modern town of Cannock during the Early Medieval period comes from Domesday Book where it has two entries. The manor of Cannock was held by the King in 1086 although part of the land within Cannock was held by a freeman:

*(1, 25) CANNOCK. Earl Algar held it. 3 hides. Land for 11 ploughs. In lordship 3; 24 villagers and 8 smallholders with 8 ploughs. Meadow, 24 acres; 2 mills at 20s. Value before 1066 £11; now [£] 12<sup>22</sup>.*

*(17, 5) Alefric holds 1 carucate of land in CANNOCK. Land for 1 plough. He has 3 smallholders. Value 5s<sup>23</sup>.*

There is currently no further evidence for settlement within the project area for this period. It is speculated that the earliest settlement may have concentrated upon land to the east of the church which could have had Early Medieval origins (cf. 2.4.6 below).

## 2.4 Medieval (1066 to 1499)

### 2.4.1 Cannock Forest

The settlement of Cannock was located at the heart of the Royal Forest of Cannock; however, it is not known whether the forest existed prior to the Norman Conquest (1066). It certainly existed by the later 11th century where Richard the Forester is recorded as holding lands within Staffordshire<sup>24</sup>. However, it is first documented as Cannock Forest in the 1140s<sup>25</sup>.

Forest in the medieval period was not a term which described land use, but was an area of land which was designated by royal decree where Forest Law applied. This law was introduced by King William I following the Norman Conquest (1066) and was a means of restricting the rights of hunting game,

<sup>26</sup> Rackham 1986:130; Studd 2000: 125

<sup>27</sup> Greenslade 1967: 342

<sup>28</sup> Greenslade 1967: 342-3; Birrell 1990: 24 & 44

<sup>29</sup> Hawkins & Rumble: 1:25 and 17:5

<sup>30</sup> Greenslade 1959: 53

<sup>31</sup> Ibid: 54 and 61

<sup>32</sup> Ibid: 54

<sup>33</sup> Staffordshire HER: PRN 09342

<sup>34</sup> Staffordshire HER: PRN 53533

<sup>35</sup> Staffordshire HER: PRN 53586

particularly deer, to the Crown. The Crown also reserved the right to timber and minerals within these areas<sup>26</sup>. During the 12th and 13th century Forests had become an important means of revenue for the Crown mostly through the imposition of fines. A significant proportion of these fines related specifically to assarting, the enclosure of forest for agriculture, which was carried out illegally. The Bishop of Lichfield in particular was a regular offender as it is recorded that he had assarted 1,500 acres of land around Lichfield and within the forest by 1135<sup>27</sup>. His activities were legitimised by King Richard I in the late 11th century in return for a fine, which the King required to help fund a Crusade. The King also granted the manors of Rugeley and Cannock to the bishop at this time. However, the King retained the rights to take deer from this area of the Forest. From the beginning of the 13th century until 1290 the bishops claimed the rights to take deer and entered into conflict with the Royal forestry officials until the situation was resolved with the creation of Cannock Chase granted to the Bishop in the late 13th century<sup>28</sup>.

It is not known where in the Forest the bishop was creating assarts during the 12th century, but it is likely to have mostly occurred to the east within the area now covered by Lichfield District. Documentary records suggest that the bishop continued to assart within Cannock Chase throughout the medieval period.

#### 2.4.2 Manor

At the time of Domesday Book Cannock belonged to the king, (cf. 2.3.2 above) and it appears that it was a sizable manor even by the mid 11th century<sup>29</sup>. In 1189 the manor, along with Rugeley, was granted to the Bishop of Lichfield although the bishopric had gained rights within the settlement by at least 1152<sup>30</sup>. The bishop who held the manor between 1258 and 1295 was Roger de Meuland or Longspee

who was related to King Henry III. It is Roger who consolidated Episcopal rights within the manor and was granted the right to hold a market in 1259<sup>31</sup>. It is the granting of the market which perhaps provided the impetus for the potential alterations to the plan of Cannock (cf. Town Plan 2.4.6 below).

A capital messuage or manor house was recorded in 1298, but the location of this property has not been identified<sup>32</sup>. A possible candidate for the site of the medieval manor house, implied by the document of 1298, is the mid 18th century Grade II\* former Council House which stands at the east end of HUCA 5 in High Green<sup>33</sup>. An indenture dated 1734 describes the property as being newly built. The property is prominent within the townscape standing at the far end of the town's impressive medieval market place. This location would have then dominated the economic heart of the town; however, only archaeological work would be able to determine whether there is evidence for earlier deposits on this site.

There are a further three possible contenders for the site of the medieval manor house:

1. The site of the Manor House, south of High Green, in HUCA 5 retained timbers dating to circa 1600 within its fabric which were identified during demolition (see 2.5.1 below)<sup>34</sup>.
2. On the southern side of Walsall Road (the north east corner of HUCA 12) the field names were pre-fixed 'Hall' which may have indicated the site of an important property. 'Old Hall' was referred to in 17th century documents, which may relate to this site although this is by no means certain. This does, however, suggest a site of some antiquity<sup>35</sup>.
3. The 1841 tithe maps shows Homestead Pasture located to the west of Church

<sup>36</sup> Staffordshire HER: PRN 53579

<sup>37</sup> Staffordshire Lay Subsidy 1332-3: Cuttlestone Hundred (23% in Cannock and 25% in Rugeley)

<sup>38</sup> Aston & Bond 1976: 87; Slater 2007:35

<sup>39</sup> Hawkins & Rumble 1976: 1: 25

<sup>40</sup> Ibid.

<sup>41</sup> Greenslade 1959: 60

<sup>42</sup> Ibid.

<sup>43</sup> Farr 1990: fig. 18 and p. 67

<sup>44</sup> Staffordshire HER: PRN 52252 and 52486

<sup>45</sup> On Site Archaeology 2007: 4 and 14

<sup>46</sup> 'Alano bercario' and 'Thoma bercario' are recorded. Staffordshire Lay Subsidy 1332-3: Cuttlestone Hundred.

Street in HUCA 4<sup>36</sup>. It is possible that this field name suggests the location of a significant property, which given its location adjacent to the church,

### 2.4.3 Economy

The current information does not allow an accurate picture of the economic situation to be identified for Cannock during the medieval period. A tax list taken in 1327 identified 17 tax payers in Cannock compared to 35 in Rugeley, however the percentages of taxpayers paying over 3 shillings was similar in both towns<sup>37</sup>. A degree of economic prosperity may be indicated for the 14th century when St Luke's church was largely rebuilt (cf. Religion 2.4.5.1 below).

#### 2.4.3.1 Markets and fairs

The market was established in 1259 and there are two possible market places identifiable on historic maps. The main market place, HUCA 5, may relate to a re-planning of the town during the later 13th or early 14th century following the granting of the market charter. Terry Slater has suggested that an earlier market place may have existed to the south east of the church yard within HUCA 1<sup>38</sup>. This may have been the site of an unofficial market associated with an earlier focus of settlement (cf. Town Plan 2.4.6 below).

A fair was established as part of the market charter which was held annually between 15 and 17 October.

#### 2.4.3.2 Agriculture

Arable agriculture is indicated in Domesday Book where there was enough land for 11 ploughs, suggesting a substantial amount of arable land around Cannock compared to other settlements in the area<sup>39</sup>.

Of the 11 ploughs recorded in Domesday Book, three were being cultivated for the lord of the manor's own use<sup>40</sup>. However, by the late 13th century all of the land was being worked by tenants<sup>41</sup>. Eight open fields were recorded at various times between c. 1300 and 1640<sup>42</sup>. The historic landscape characterisation project identified that open fields surrounded the town on all sides during the medieval period (as shown on Map 3). Of the eight fields mentioned in the documents the location of three of them can be deduced through historic mapping. 'Callunghull' probably relates to the area to the north of the town still known as Calving Hill (HUCA 21). Hatherton Sich probably lay to the south west of the town towards Hatherton (probably forming part of HUCAs 11, 12 and 14). Greystones Field probably lay to the immediate south east of the town centre in HUCA 12 where two fields on the tithe map of 1841 are recorded as 'Great Stone Field'<sup>43</sup> (see map 3).

An archaeological excavation carried out to the rear of 67-69 Market Place on in HUCAs 5 and 12 suggest that cultivation was carried out quite close to the building line in the medieval period<sup>44</sup>. This has been supported by the recent excavation at Birmingham Road, Lichfield where the open fields were found to abut the town defences during the medieval period<sup>45</sup>.

Two shepherds are recorded in a tax list taken in 1327 suggesting that pasturing was being carried out within the manor, probably upon the heathland of Cannock Chase<sup>46</sup>.

Map 3 shows that the heathland of Cannock Chase extended into the EUS project area from the north (HUCAs 8, 10 and 21). Access onto the heathland was possible from the Stafford Road where even in the 18th century it funnelled out onto the heath (see map 13 & plate 2).

<sup>47</sup> Greenslade 1959: 65; 'Adam Molendinario' is recorded. Staffordshire Lay Subsidy 1332-3: Cuttlestone Hundred.

<sup>48</sup> Greenslade 1959: 65

<sup>49</sup> Ibid.

<sup>50</sup> Staffordshire Lay Subsidy 1327: Cuttlestone Hundred; Staffordshire Lay Subsidy 1332-3: Cuttlestone Hundred.

<sup>51</sup> Ibid.

<sup>52</sup> Greenslade 1959: 62

### 2.4.3.3 Watermills

Two watermills are recorded in Domesday Book (1086), although this may refer to one building containing two wheels. It is possible that this was located on the Ridings Brook where later mills were sited (in HUCA 18 approximately 810m east of the town centre). The presence of a watermill in documentary sources during the medieval period confirms the presence of arable agriculture within the manor. The lord's mill was recorded in documentary sources from the 13th century onwards and a miller is recorded in a tax list taken in 1327<sup>47</sup>. There are rental records relating to this mill throughout the 15th century<sup>48</sup>. The lord's mill is likely to be that located on the Ridings Brook which by the 17th century was known as Cannock Mill (cf. 2.5.2.2). In the 13th century records there appear to be references to a second mill in Cannock<sup>49</sup>. It is not currently clear where this may have been located but the Wyrley/Saredon Brook (running through HUCA 16) was the location of two watermills recorded in the 17th and 18th centuries and one or the other may have had earlier origins.

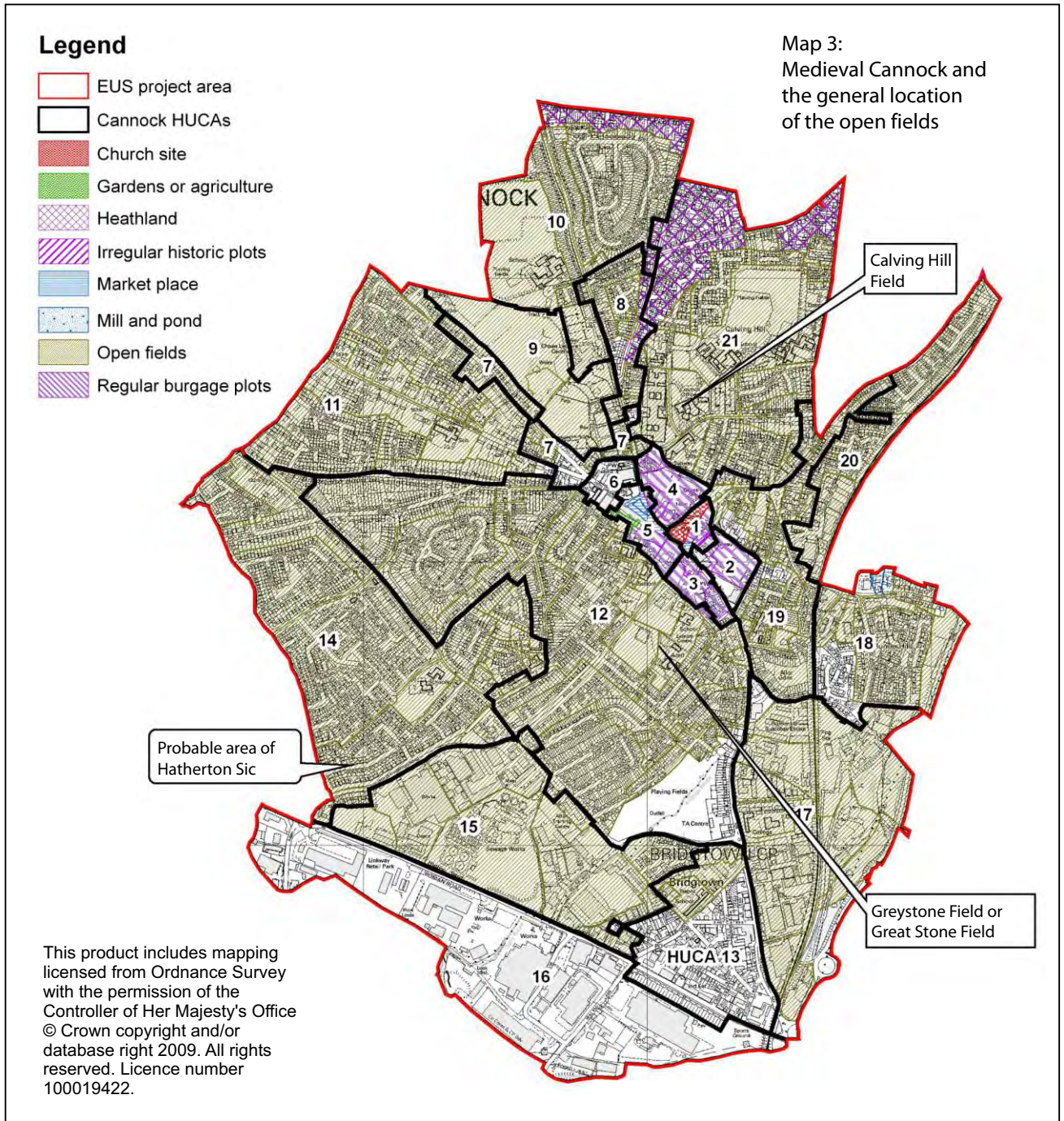
### 2.4.3.4 Industry

Two 14th century tax lists provide a glimpse of some of the industries being carried out in Cannock during the medieval period<sup>50</sup>. These include tanning (Will'o le Barker), cloth industry (Will'o le Draper and Reginaldo le Taylur) and commerce (De Walt'o le Merser; Adam le Merser)<sup>51</sup>.

Coal mining was recorded in the late 13th century within the manor of Cannock, but the precise location of this industrial activity is currently unknown<sup>52</sup>.

There is currently no archaeological evidence for medieval industrial activity from within the core of the town.





### 2.4.4 Communications

The earliest medieval reference to transport occurred in 1281 when it is recorded that a bridge was rebuilt. It is likely that this bridge carried the present Mill Street/Lichfield Road over the Riding Brook just to the east of Cannock Mill in HUCA 18<sup>53</sup>. This bridge was recorded in 1427 and was described as the 'bridge of Cannock near the mill'<sup>54</sup>. The evidence suggests, therefore, that Mill Street existed by at least the 13th century and linked the town to the mill. It is likely that this was also the route to Lichfield, as the modern road name also suggests. James Smith's map (1747) does not suggest a route to Lichfield although Farr proposes that this may be because by the

<sup>53</sup> Farr 1990: 9 & Fig. 5

<sup>54</sup> Greenslade 1959: 53 & 54

<sup>55</sup> Farr 1990: 9; Greenslade 1959: 49 & 51

<sup>56</sup> Cf. Farr 1990: 9 & Fig. 5 and Yates' Map of Staffordshire (1775).

<sup>57</sup> Greenslade 1959: 63; Oxford Dictionary of English Revised Second edition 2005: Prebend: the portion of the revenues of a cathedral or collegiate church granted to a canon.

<sup>58</sup> Staffordshire HER: PRN 09338; Greenslade 1959: 64

<sup>59</sup> Styles 1970: 299

<sup>62</sup> Greenslade 1959: 63

<sup>63</sup> Ibid: 64-5

<sup>64</sup> Staffordshire HER: PRN 00067; English Heritage SM no. 21598

<sup>65</sup> Staffordshire HER: PRN 50409

<sup>66</sup> Rawcliffe 2007: 251

<sup>67</sup> Ibid: 263

early 18th century it did not constitute a primary route and therefore did not warrant inclusion on the map<sup>55</sup>. However, from the late 12th century until the Dissolution (1546) the manor of Cannock was held by the Bishops' of Lichfield<sup>56</sup> which would suggest that a road connecting these two towns would have been one of the primary routes during this period.

The town centre, HUCA 5, is located at the point where several long-distance routes meet and it is therefore likely that this junction provided the impetus for the medieval town plan which sited the large open Market Place at this point (see below)<sup>57</sup>. The long distance routes are also depicted upon several 18th century maps and comprise the roads from Penkridge, Stafford, Walsall, Wolverhampton and Rugeley, all of which were towns during the medieval period<sup>58</sup>.

## 2.4.5 Religion

### 2.4.5.1 St Luke's Church

A chapel is first recorded in Cannock during the 12th century, which by the end of that century was a prebend of Penkridge church<sup>59</sup>. The earliest surviving masonry in St Luke's Church in the town dates to the late 12th century/early 13th century<sup>60</sup>. This was the period at which the manor was granted to the Bishop of Lichfield and it is likely that the surviving built fabric may relate to the new focus of the settlement as a developing town under the aegis of the bishop. The rights to the chapel in Cannock became the focus of a dispute between the canons of Penkridge Church and the Bishop of Lichfield following the granting of the Cannock and Rugeley manors to the bishop in 1189. This dispute continued into the 14th century when the bishop won the rights<sup>61</sup>.

As a chapel there were no burial rights associated with the building and it was not until 1330 that a burial ground was created, by

which time it was likely that Cannock formed its own parish. Certainly the bishop was claiming that Cannock was a parish church and not a chapel by the late 13th century<sup>62</sup>. These claims are likely to be associated with the bishop's ambitions for the settlement, having already been granted a market charter in 1259.

The history of a town's church can be a gauge to local prosperity and it is clear from the architectural history that St Luke's was almost entirely rebuilt during the 14th century, probably from 1330 onwards, suggesting that the town was economically buoyant at this period<sup>63</sup>. In the churchyard there are also the remains of what appears to be a 14th century sandstone cross, which is protected as a Scheduled Monument and a Grade II Listed Building (plate 5)<sup>64</sup>.

### 2.4.5.2 St Mary's Hospital

There is documentary evidence to suggest that a hospital had been established in the town by 1220, but which had probably ceased to exist by the end of the 13th century<sup>65</sup>. The precise location of the hospital is unknown, but in general these complexes were located within the medieval suburbs and in areas where there was access to water<sup>66</sup>. Cannock had no obvious suburbs in the medieval period, but it is likely that the hospital was located along one of the main routes into the town, where the brethren would have had access to alms, which were important revenue for hospitals<sup>67</sup>. It is possible that it was the lack of access to water combined with the low status of Cannock in Staffordshire's town hierarchy that contributed to the failure of this institution.

### 2.4.6 Town plan

There is no extant borough charter and the criteria for including Cannock within the Extensive Urban Survey was decided on the



basis that it was considered a market town in c.1600 and the occupational names recorded in the early 14th century were similar in diversity to other towns with borough charters<sup>68</sup>. Other signifiers for suggesting that Cannock was a town in the medieval period include the presence of a hospital (cf. 2.4.5.2) and the planned nature of the plots particularly within HUCAs 4 and 5, along Market Place (map 33 in Appendix 1), where burgage plots are apparent on historic maps (plate 1). Further areas where burgage plots appear to have been planned are observable within HUCAs 1 and 2 on historic maps particularly to the south of Mill Street within HUCA 2 (plate 1). However, it is clear from the 1327 tax list that Cannock had fewer tax payers than neighbouring Rugeley which may suggest that the latter was the dominant settlement<sup>69</sup>.

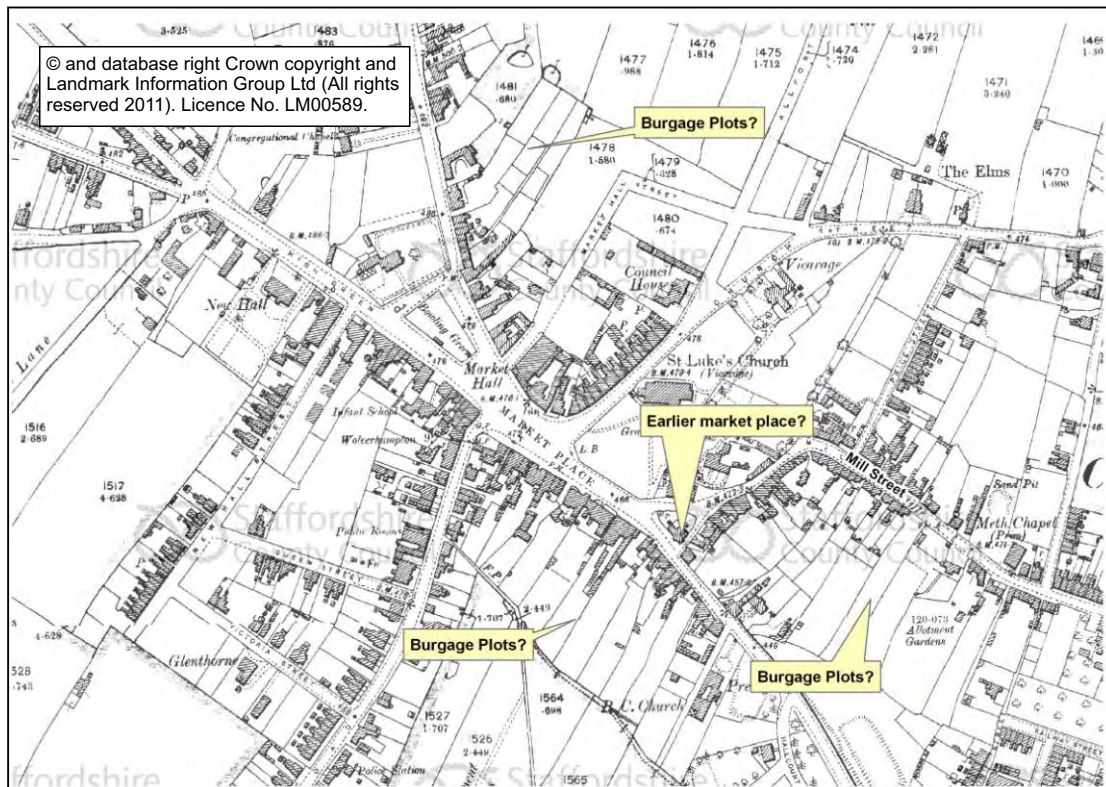
The plan form of the town, particularly relating to the market place, may suggest that the earlier settlement was located to the east of the church along Mill Street (HUCAs 1 and 2 cf. plate 1). Farr suggested that Mill Street was a later development, possibly even dating to the 18th century on the basis that this street was not marked on a county map of 1747 and the fact that the 1845 map did not appear to show Mill Street opening into Market Place<sup>70</sup>. However, as argued above and under the Markets & Fairs section (2.4.3.1), the historic mapping evidence suggests that burgage plots existed to the south of Mill Street and an earlier triangular market place may have been located at the point where it meets Market Place (cf. plate 1). In fact both the 1841 tithe map<sup>71</sup> and the two maps dated 1836 and 1845 also suggest that this probable market place had been gradually infilled since the medieval period. The probable medieval origins of Mill Street have been discussed under Communications (2.4.4).

The church, market place and the burgage plots to the east of the church and along Mill Street towards Lichfield are likely therefore to have their origins in at least the late 12th century. The triangular market place may be later and may be associated with the market charter of 1259; however, it is also possible that this charter was merely legitimising existing market activities.

The creation of the much larger market place to the west, HUCA 5, may therefore represent a later development. It is clear that by the late 13th century the bishop, as lord of the manor, was intent on raising Cannock's status through his insistence that St Luke's was a parish church not merely a dependent chapel. During the 14th century the church was comprehensively rebuilt suggesting a period of economic prosperity. It may be that the new market place and associated burgage plots (as indicated on map 1 in HUCA 4 and HUCA 5) were instigated during the period between the mid 13th and mid 14th century. Future archaeological investigations may help to clarify the chronology across the town.

Other evidence of possible medieval occupation activity within the town has been identified in the form of a further timber framed house, demolished in the early 1970s, which stood on the south side of Walsall Road in HUCA 3<sup>72</sup>. A possible medieval pit, which may indicate domestic activity, was identified during an archaeological evaluation to the rear of 67-69 Market Place in HUCA 5<sup>73</sup>.

There is currently no evidence for suburban expansion beyond HUCAs 1, 2 and 5. This may be also confirmed by the tax record evidence which suggests that Cannock was of a lower status in the 14th century than neighbouring Rugeley (cf. Economy 2.4.3). The land use of HUCA 6 during the medieval period is unclear, but there is little evidence from mid 19th century maps for burgage plots suggesting



**Plate 1:** Second edition 25" OS map circa 1900

that this area had not formed part of the planned medieval town and may have been colonised at a later date (although see Manor, 2.4.2, above for potential sites of manor houses).

The long distance routes through the town are discussed under the Communications section (2.4.4), but the origins of Church Street, in HUCA 4, running to the west of the church are unclear. Farr suggests that the insertion of this street into the townscape may account for the less convincing burgage plots in this area of the town<sup>74</sup>. A timber framed house of at least late 15th/early 16th century once stood facing onto Church Street opposite the church; however, it was demolished in the late 1950s<sup>75</sup>. Hence Church Street was present by at least the late medieval period. The site of a manor house has also been speculated in this area (see 2.4.2 and map 7).

## 2.5 Post Medieval (1500 to 1699)

### 2.5.1 Settlement

There is currently little evidence forthcoming from documentary sources relating to the prosperity of the town during the post medieval period. There is some evidence for occupation within HUCA 6 where the property known as the Manor House in the 19th century revealed evidence of a circa 1600 core during demolition in the 1930s<sup>76</sup>. It is possible that this property relates to suburban expansion during this period, although there is still the potential that this may have been the location of the medieval manor house (see 2.4.4 above).

The extant Grade II Listed 79 High Green has probable 16th century origins with timber framing surviving internally (plate 2)<sup>77</sup>. A further three known timber framed properties were demolished during the second half of the 20th century within HUCAs 3, 4 and 5<sup>78</sup>, and

some of these may have had medieval origins. There is also the potential for other surviving historic buildings within HUCAs 3, 4 and 5 to retain earlier cores behind later facades as appears to have been the case with the Manor House, which externally had appeared to be 18th century in date.



**Plate 1:** 79 High Green

Further evidence for occupation activity was discovered during an archaeological watching brief at 77 High Green, in HUCA 5<sup>79</sup> (cf. section 2.5.2.3 Industrial below). It is possible that during this period the medieval manor house may have been demolished or been leased out as the new lords of the manor from the Dissolution in the mid 16th century were the Lords Paget (whose seat was at Beaudesert approximately 8km north east of Cannock town).

## 2.5.2 Economy

### 2.5.2.1 Agriculture

Map 34 in Appendix 1 suggests that piecemeal enclosure was the dominant historic landscape type around the town by the end of the post medieval period. This evidence is confirmed by documentary sources which suggest that the enclosure of the medieval open fields had begun by the late 16th century<sup>80</sup>.

Temporary arable lands, which were used by the inhabitants of Cannock, Rugeley and Penkridge as well as various other smaller settlements in the area, were available on Cannock Chase by at least the late 17th century<sup>81</sup>.

### 2.5.2.2 Mills

Cannock Mill, in HUCA 18, was specifically named in documentary sources in the 17th century, although it is likely that this was the site of an earlier mill (cf. 2.4.3.3 above)<sup>82</sup>. The surviving mill buildings are designated as Grade II Listed Buildings and the list description specifies that the mill has probable 17th century origins<sup>83</sup>.

The site of a watermill on the Saredon Brook in HUCA 16 to the far south west of the EUS project area probably had 17th century origins. It has been postulated as the site of Whitnall Mill which was recorded in documentary sources in the 1640s<sup>84</sup>. By the 18th century this site was known as Wedges Mill (cf. 2.6.3.2 below)<sup>85</sup>. It has been speculated that Whitnall Mill during the 17th century was the site of a furnace<sup>86</sup>.

### 2.5.2.3 Industry

Iron-working was probably being carried out in the south west of the EUS project area, in HUCA 16, by the early 17th century<sup>87</sup> (cf. 2.5.2.2).

In the wider parish coal mining was being carried out at New Hay and Red Moor near Beaudesert, to the east of the District, by the late 16th century<sup>88</sup>.

At present there is little information regarding the industries being carried out within the town during this period. However, an archaeological watching brief identified a series of five post medieval pits at 77 High Green, HUCA 5<sup>89</sup>. One of these pits contained substantial quantities of iron slag, which



<sup>90</sup> Chafery: The re-heating of iron from a finery, for rolling or slitting. (Scope note reproduced from the Thesaurus of Monument Types by kind permission of English Heritage. © 2010 English Heritage)

<sup>91</sup> Johnson 1967: 116-7

<sup>92</sup> Field 1972: 45 (Cinder Bank is not included but similar names include Cinder Croft and Cinder Hill suggesting the place where 'cinders or slag are spread or heaped'.

<sup>93</sup> Staffordshire HER: PRN 53552

<sup>94</sup> Staffordshire HER: PRN 09338ER: PRN 01081

<sup>99</sup> Hewitt et al 2004: 128; Greenslade 1959: 52

<sup>100</sup> Staffordshire HER: PRN 09345 and PRN 09349

<sup>101</sup> Staffordshire HER: PRN 09948

<sup>102</sup> Staffordshire HER: PRN 53530

<sup>103</sup> Staffordshire HER: PRN 09359 and PRN 09361

<sup>104</sup> Staffordshire HER: PRN 53533

suggested that iron working was being carried out within the town during this period.

A forge is known to have existed in Cannock by the late 17th century and into the early 18th century which specialized in chafery<sup>90</sup> work and was fuelled by coal<sup>91</sup>. The precise location of this forge is currently unknown, although it may have been associated with the site in the town centre mentioned above. Cinder Bank is marked on the 1836 map at Rumer Hill, where HUCAs 17 and 19 meet, which probably refers to the presence of cinders or slag<sup>92</sup> and it is possible that this name refers to the former site of the forge. This may be particularly pertinent as by at least the early 19th century Rumer Hill was the site of a colliery<sup>93</sup> (in HUCA 18) and it is possible that coal may have been extracted from this area at an earlier date to feed the forge.

### 2.5.3 Religion

#### 2.5.3.1 St. Luke's Church

The tower of the church was reconstructed during the 17th century, but it is not clear as to why this was carried out<sup>94</sup>. There is also pictorial evidence that there had been a 17th century vestry added to the north side of the former chancel, although this appears to have been removed as part of the 19th century alterations<sup>95</sup>.

### 2.5.4 Communications

The bridge crossing the Ridings Brook just to the east of Cannock Mill in HUCA 18 is recorded again in 1697<sup>96</sup>.

At Wedge's Mills to the far south west of HUCA 16 a timber footbridge is recorded crossing the Saredon/Wyrley Brook in the 17th century, which had been replaced as a stone horse-bridge in 1711<sup>97</sup>. The re-building probably relates to an increase in industrial activity associated with Wedge's Mill from the 16th century onwards<sup>98</sup>.

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

### 2.6.1 Settlement

#### 2.6.1.1 Town

Within the town centre the general layout of the streets was static during this period with a few notable exceptions. The first was the enclosure of part of the market place in HUCA 5 to create the Bowling Green, apparently carried out in 1753<sup>99</sup>. The second was the construction of a new road, Market Hall Street, into the north side of Market Place between the mid and late 19th century.

The majority of the surviving historic buildings within the town centre have been identified as being of 18th and 19th century date. This includes 71 to 77 High Green in HUCA 5 which are all Grade II Listed buildings and date to the early to mid 19th century<sup>100</sup>. They form a street scene with 79 High Green, also Grade II Listed, which is of probable 16th century origin (see above and plate 2)<sup>101</sup>. The latter was re-faced in brick possibly during the 19th century and it is possible that 71 to 77 High Green may also preserve earlier origins within their fabric. The Crown Hotel, which had stood on the north side of High Green, was believed to have dated to circa 1700, but it is possible that it was also of earlier origin<sup>102</sup>. Unfortunately The Crown Hotel was demolished in 1962.

Also within HUCA 5 are the Grade II Listed properties of late 18th century origin along Mill Street (numbers 8, 8a and 10)<sup>103</sup>. The site of the Manor House, in High Green also appeared to be of mid-late 18th century date, although during the demolition evidence of a possible earlier origin for the property was identified (see 2.5.1 above).<sup>104</sup> There are no known reports of fires in Cannock and it is likely that the alterations and re-building work carried out within the town from the later 18th century may have been associated with a

<sup>96</sup> Greenslade 1959: 65

<sup>97</sup> Greenslade 1959: 51; Staffordshire HER: PRN 53570

<sup>98</sup> Greenslade 1959: 51; Staffordshire HER: PRN 01081

<sup>99</sup> Staffordshire HER: PRN 03687

period of prosperity probably associated with the exploitation of the coal fields lying around the town (see 2.6.3.4 Industry below).

The former Council House, a Grade II\* Listed property, was originally constructed as a house in the mid 18th century, although it has been speculated this site may have earlier origins (see 2.4.2 above)<sup>105</sup>. The property appears to have been built by Dr. William Birch (or Brych) before 1734 according to documentary records and was leased to Sir Robert Fisher for a period before the Birch family moved in<sup>106</sup>. The Birch family had land in Leacroft from at least the late 16th/early 17th century and Dr. William Birch owned the Leacroft estate centred on Leacroft Old Hall by the mid 18th century<sup>107</sup>.

### 2.6.1.2 Suburbs

Other new roads across the EUS project area were also constructed during this period to facilitate the expansion of the suburbs including, in HUCA 19, Price Street linking Mill Street to Church Street. Also in HUCA 19 several roads lead off Walsall Road: Caxton Street, Walhouse Street and Spring Street which are linked at their northern end by Railway Street. All of these roads were constructed between circa the 1840s and the 1880s<sup>108</sup>. By the latter date development along these roads was still very sparse, however, the surviving terraced houses along Price Street had been constructed by the start of the 20th century (see map 37 in Appendix 1 and map 30). Allport Street, in HUCA 21, was also constructed between the 1840s and the 1880s, although it is clear from the first and second edition 6" OS maps that development had not begun by the beginning of the 20th century. All of these roads were developed piecemeal so that even by circa 1925 there were still plots awaiting construction.

The existing long distance routes also saw development concentrated along them as the

town began to expand during the 19th century. The earliest development along the Old Penkridge Road, in HUCA 7, had begun by the early 19th century (see map 36 in Appendix 1 and map 11). Several houses of this date survive along the northern side of the road, whilst others are later 19th century and 20th century in date.

The main period of expansion into the suburbs occurred during the last few decades of the 19th century and into the 20th century. By the end of the 19th century, in HUCA 12, the area to the south of the town centre, which concentrated along the Wolverhampton Road, had begun to be developed. New streets were laid out either side of the Wolverhampton road including New Hall Street, Queen Street and Victoria Street on the west side as well as St John's Road to the east. The houses are mostly of early 20th century date, but a number date from the late 19th century (see HUCA 12 statement below and map 18).

### 2.6.1.3 Bridgtown

Until the 1870s the area of Bridgtown, which lies between the Walsall Road and Watling Street (A5); covered by HUCA 13, was dominated by a probable post medieval rectilinear field pattern (see maps 34 and 36 in Appendix 1). Two roads linking these longer distance routes, Bridge Street and North Street, existed by the late 18th century, as did the longer route (north west/south east) of Union Street/Longdon Road. The remaining street pattern of Cross, Broad, Church, New, East and Park Streets were apparently all present by 1876 and development expanded quickly within this road network<sup>109</sup>. Many 19th century properties survive including the former Edge Tool Works on East Street (see 2.6.3.4 Industrial below)<sup>110</sup>. The contribution of North Street to the local townscape has been recognised by the designation of this area as a Conservation Area (131).

<sup>111</sup> Greenslade 1959: 51  
<sup>112</sup> Ibid.  
<sup>113</sup> Greenslade 1959: 52  
<sup>114</sup> Ibid.  
<sup>115</sup> Staffordshire HER: PRN 53881  
<sup>116</sup> Greenslade 1959: 71  
<sup>117</sup> Ibid; Staffordshire HER: PRN 53535  
<sup>118</sup> Ibid.  
<sup>119</sup> Staffordshire HER: PRN 09362; Greenslade 1959: 71-2

<sup>120</sup> Ibid  
<sup>121</sup> Greenslade 1959: 73  
<sup>122</sup> Staffordshire HER: PRN 53583  
<sup>123</sup> Greenslade 1959: 73  
<sup>124</sup> Greenslade 1959: 72  
<sup>125</sup> Greenslade 1959: 52  
<sup>126</sup> Staffordshire HER: PRN 00066; English Heritage SM no. 50

## 2.6.2 Administration, Education and Welfare

### 2.6.2.1 Administration

A Local Board was established in 1877 incorporating three Wards (Cannock, Hednesford and Chadsmoor). The Local Board had offices built in Church Street circa 1880 which had a red brick front with a central entrance<sup>111</sup>. The Urban District Council was established in 1894<sup>112</sup>.

### 2.6.2.2 Welfare

The earliest workhouse within Cannock was built in 1743 on the Walsall Road<sup>113</sup>. In 1872 a workhouse was completed on Wolverhampton Road (in HUCA 12) to house 200 inhabitants and was designed to replace the Penkrudge Union workhouse located near Brewood<sup>114</sup>. It was a large complex which was probably built so far from the town partly because of the amount of land required, but also to remove a building associated with the poor from the aspirational urban centre of Cannock. The majority of the workhouse was demolished in the late 20th century, although the wing which fronts onto Wolverhampton Road has been retained<sup>115</sup>.

### 2.6.2.3 Education

A school had been founded by John Wood in the late 17th century and this was still functioning in the early 19th century<sup>116</sup>. In 1864 an infants' school was founded and located in the former Wood school buildings, which was located to the rear of 63-67 High Green, in HUCA 5117. The school buildings were enlarged twice during the late 19th century<sup>118</sup>.

A school and teacher's house was established on the New Penkrudge Road in 1828 by Mrs Walhouse of Hatherton Hall<sup>119</sup>. It had become a National school by the mid 19th century and

was enlarged in 1898<sup>120</sup>. The school buildings survive as a Grade II Listed building.

Several schools were built in the 1870s to serve the growing community in the suburbs around Cannock. These included a small Roman Catholic school, St Mary's, built in 1878 and by the 1890s a convent had been established adjacent to it off St John's Road in HUCA 12. The school has since been demolished<sup>121</sup>. Springvale Primary School, just off Walsall Road in HUCA 19, is extant but by the early 21st century was no longer operating as a school<sup>122</sup>. This school is probably the Walsall Road Board School which was built in 1878 for boys, girls and infants<sup>123</sup>.

A National School was also built in Bridgtown in the 1870s to serve the new community<sup>124</sup>.

### 2.6.2.4 Water supply

Dr. William Birch, who built the Council House (see above), was also responsible for piping a regular water supply to the town centre from the Leacroft area in 1736 along with the lord of the manor (the Marquis of Anglesey), Earl of Uxbridge, the Bishop of Worcester and Sir Robert Fisher<sup>125</sup>. The water supply was brought to the Scheduled and Grade II Listed Conduit Head which stands between the Council House and the Bowling Green in HUCA 5 (plate 3)<sup>126</sup>.

### 2.6.2.5 Sewage Works

A sewage works was established on fields to the south of the town, within HUCA 15, by the end of the 19th century. This had originated as a sewage farm, which comprised a series of filter beds and few structural features; however, it has been developed over the 20th century to meet increased demand.

## 2.6.3 Economy

### 2.6.3.1 Markets and fairs

The weekly market had been discontinued by 1747, but it had been reestablished by 1868 when the market hall was built on the north side of Market Place in HUCA 4<sup>127</sup>.

Three fairs were being held throughout the year during the 18th century presumably within the market place in HUCA 5<sup>128</sup>. By the early 19th century these fairs were principally dealing in cattle and sheep fairs<sup>129</sup>.



**Plate 3:** Conduit Head

### 2.6.3.2 Mills

The extant Grade II Listed buildings at Cannock Mill, HUCA 18, date to the 18th century and include the watermill and the mill house<sup>130</sup>. The watermill was probably grinding corn during this period.

The site of Wedges' Mill in HUCA 16 was a corn mill in the earlier 18th century, but by 1770 was being operated as a blade mill. By 1790 the watermill was owned by William Gilpin who established the site as a tool edge works prior to opening a larger factory approximately 2km to the south east at Churchbridge<sup>131</sup>. Wedges Mill was apparently still owned by the Gilpin family in the mid 19th century<sup>132</sup>.

The site of a further watermill, Walk Mill, was present in the south east of HUCA 16 by at least the late 18th century. It was operating as a flour mill by the later 19th century<sup>133</sup>. However, the name 'Walk Mill' implies that at some point in its history it was in use as a fulling mill<sup>134</sup>.

### 2.6.3.3 Agriculture

The landscape around the town continued to be agricultural in nature. The greatest change occurred in the north of the EUS project area where heath land had survived well into the 19th century. However, an Act of Parliament to enclose this landscape was passed in 1868 and a landscape of regular field patterns with straight field boundaries was created by surveyors. The rights to common grazing were lost with this enclosure. In 1819 the inhabitants of Cannock were grazing 369 sheep on Cannock Chase, although it is not known what impact the enclosure had on individuals<sup>135</sup>.

### 2.6.3.4 Industry

Coal mining was being carried out on the eastern side of the EUS project area by at least the early 19th century at Rumer Hill (HUCA 18)<sup>136</sup>. The pits in this colliery reached over 64m deep by the time it closed in 1858<sup>137</sup>. Further coal mining was being carried out to the south of Rumer Hill, in HUCA 17, under the name of the Mid Cannock Colliery between the early 1870s and the early 1880s; it apparently closed



<sup>138</sup> Ibid: PRN 50205; Taylor 1967: 82  
<sup>139</sup> Staffordshire HER: PRN 51790  
<sup>140</sup> Staffordshire HER: PRN 53541  
<sup>141</sup> Staffordshire HER: PRN 53543  
<sup>142</sup> Higgins 2008: 3.35  
<sup>143</sup> Ibid: 3.40  
<sup>144</sup> Ibid: 3.29

<sup>145</sup> Greenslade 1959: 49  
<sup>146</sup> Ibid.  
<sup>147</sup> White 1851: 449-54  
<sup>148</sup> Staffordshire HER: PRN 53530; White 1851: 449-54  
<sup>149</sup> Higgins 2008: 3.28  
<sup>150</sup> Staffordshire HER: PRN 02210  
<sup>151</sup> Staffordshire HER: PRNs 03687, 53571, 04908, 53572 & 53573

as it was too uneconomic to extract the coal, however, this was not the end of the story for this colliery (see Industrial below)<sup>138</sup>. The majority of the coal mining was carried out away from the EUS area in other parts of the modern Cannock Chase District during the 19th and 20th centuries.

Other large-scale industries which were carried out within the EUS project area included two or three brick and tile works around the Bridgtown area (in HUCAs 16 and 17). It is likely that these industries were set up in the second half of the 19th century to supply the local housing industry at a period of suburban expansion in Cannock and other nearby towns; these works being served by the canal system.

Ironworking had a long history in the area (see 2.5.2.3 Industry above) and this continued into the 18th and 19th centuries. The area around Bridgtown in particular became noted for the number of Edge Tool works. This included Gilpin's to the south of the project area at Churchbridge<sup>139</sup>, but also the Edge Tool works established by Cornelius Whitehouse in East Street, Bridgtown (HUCA 13) in 1869<sup>140</sup>. Another Edge Tool works was established, by the 1880s at the junction of Watling Street and North Street (also in HUCA 13)<sup>141</sup>.

## 2.6.4 Communications

### 2.6.4.1 Roads

Two of the existing routes through Cannock were instigated as turnpikes. The main Stafford to Walsall route (the modern Stafford Road/High Green/Market Place/Walsall Road) was enacted in 1793<sup>142</sup>. The Wolverhampton Road, south out of Market Place was enacted in 1761<sup>143</sup>. Historic maps confirm that the New Penkrigge Road did not exist in the late 18th century, but it was present by the early 19th century and was enacted as a turnpike road in 1826<sup>144</sup>. These improvements to the

road network through Cannock ensured that it remained an economically buoyant town during the late 18th and early 19th century.

A coach service, which operated between London and Liverpool, visited the town three times a week by 1818 and once a day by 1834<sup>145</sup>. A daily horsemail service, which stopped at Cannock, was operating between Walsall and Penkrigge by 1829<sup>146</sup>. By 1851 there were four coaching inns in the town; The Crown Inn, The Roebuck, The Royal Oak and The White Swan<sup>147</sup>. The Roebuck, however, is probably the public house which survives located on the eastern side of Stafford Road (in HUCA 7) and was marked on the first edition 6" OS map. The Royal Oak also survives, within HUCA 5, on the north side of Market Place. The location of The White Swan is unknown but The Crown Inn had also stood on the north side of Market Place. It was originally built as a house in circa 1700 and was in use as an inn by the mid 19th century<sup>148</sup>. It was demolished in 1962.

Watling Street, which forms the boundary between HUCAs 15 and 18 and crosses HUCA 13, was instigated as a turnpike road in 1766<sup>149</sup>.

### 2.6.4.2 Canals

Three canals were constructed across the parish of Cannock, however, only the Cannock (Hatherton) Branch of the Staffordshire & Worcestershire Canal passes through the EUS project area (HUCA 16)<sup>150</sup>. This canal (Cannock/Churchbridge/Hatherton Branch) lies nearly 2km to the south of the town centre and was constructed in 1860 to link the Staffordshire & Worcestershire Canal to the Cannock Extension of the Wyrley & Essington Canal. Within HUCA 16 this branch canal served Wedges' Mill, a brick & tile works, Walk Mill and a manure works by the late 19th century<sup>151</sup>.

### 2.6.4.3 Railways

The extant railway line aligned north south and lying to the east of the town was opened in 1858 linking the town to Walsall. The railway was extended to Rugeley in 1859 where it joined the mainline from London to Stafford<sup>152</sup>.

## 2.6.5 Religion

### 2.6.5.1 Anglican Churches

St Luke's, in HUCA 1, has seen numerous alterations and extensions during this period. The south wall was rebuilt in the mid 18th century and restoration work was carried out circa 1849. The nave was extended eastwards between 1878 and 1882 and at the same time a chancel and vestry were added<sup>153</sup>. These alterations are probably linked to the growing wealth of the town at this period underpinned by the burgeoning coal industry in the surrounding areas.

An iron built church was opened in Bridgtown, in HUCA 15, by 1876, but this had been replaced by St Paul's Church, constructed of red brick, by 1899<sup>154</sup>.

### 2.6.5.2 Other denominations

Methodism was strong in Cannock and Bridgtown during the 19th century as evidenced by the number of chapels which were built during this period. The earliest was opened in Cannock in 1842, although it is not known exactly where this was located<sup>155</sup>. This was replaced by the Trinity Methodist Chapel in 1866 which was constructed on the Walsall Road in HUCA 3156. This building was located to the south of Hallcroft Crescent. A Primitive Methodist Chapel stood on the northern side of Mill Street, in HUCA 19, by 1865<sup>157</sup>. It had been a red brick chapel with rounded windows and blue-brick dressings<sup>158</sup>. The earliest Methodist Chapel in Bridgtown was built in Park Street, HUCA 13, in 1863<sup>159</sup>. A

Primitive Methodist Chapel was built in 1897 at the junction of East Street with Park Street<sup>160</sup>. None of these chapels survive.

The earliest surviving chapel in Cannock is the Grade II Listed Congregational Chapel and associated manse on Stafford Road in HUCA 6 which were constructed in the early 19th century (plate 8)<sup>161</sup>.

In the early 17th century it was recorded that the population of the town were nearly all Catholic at a time when they were being persecuted<sup>162</sup>. The earlier importance of Catholicism in Cannock does not appear to have been reflected in the later townscape, in the form of religious buildings at least, until 1899 when the Sacred Heart and Our Lady Chapel, Walsall Road (HUCA 3) was opened<sup>163</sup>. The church appears to have been built to the rear of a pre-existing house which was used as the presbytery.

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

### 2.7.1 Settlement

#### 2.7.1.1 Town

The street pattern within the town has been reasonably static with the exception of the enlargement of the junction between Avon Road and Mill Street to the south east of the St Luke's Church in HUCA 1.

Various buildings along High Green have been redeveloped during the 1960s and 1970s. To the north of High Green a large shopping centre was built (HUCA 4) which involved the demolition of the 19th century market hall, The Crown Inn and a timber framed house<sup>164</sup>. Numbers 1 to 5 High Green, in HUCA 5, were also re-developed in 1969/1970 which resulted in the demolition of a another timber-framed property<sup>165</sup>.

<sup>164</sup> Staffordshire HER: PRN 53530 and PRN 53529

<sup>165</sup> Staffordshire HER: PRN 53574

Further re-development occurred at the northern end of High Green, particularly in HUCA 6; this included the demolition of the Manor House<sup>166</sup> (see Medieval and Post Medieval above). Other developments within HUCA 6 have included the library, Linford Court and the Technical College. The area to the south of Park Road had been the site of houses which had been constructed in the first quarter of the 20th century, but which has seen some re-development, notably Linford Court, but also areas of vacant plots.

### 2.7.1.2 Suburbs

The suburban development around the town centre was largely concentrated to the south of the town in HUCA 12 by circa 1925, having filled this character area by circa 1975. The northern suburbs (in HUCAs 8 and 10 in particular) had begun to be constructed by the mid 20th century, a process which was largely complete by circa 1975. Later 20th century suburban growth continued to the north west (HUCA 21) and south east (HUCA 14) between 1950 and 1975. By the year 2000 the suburban expansion of Cannock was largely complete with the exception of one housing estate in HUCA 15 which was developed during the early 21st century.

As well as expansion there have also been areas where re-development has occurred during the 20th century. This has particularly concentrated to the east of the town in HUCA 19 upon areas of 19th century houses and terraces. It has also occurred scattered across the whole EUS project area, although re-development here has been carried out upon the sites of earlier farmsteads or detached properties (HUCAs 10 and 11), earlier 20th century industrial sites (particularly HUCAs 20 and 21) and also upon part of the workhouse site (in HUCA 12). In HUCAs 8 and 10 houses were re-developed upon areas of squatter enclosures by 1925 and 1999 respectively.

### 2.7.1.2 Open land and parks

The majority of the parks and sports grounds were established during the fourth quarter of the 20th century. HUCA 9 comprises Cannock Park which had been created by the mid 20th century, but the later Cannock Park Golf Course was established upon an area of piecemeal enclosure in the fourth quarter of the 20th century. A large area of playing fields was established upon fields along the Ridings Brook to the south east of HUCA 12.

### 2.7.2 Economy

#### 2.7.2.1 Markets and fairs

The fairs had been discontinued by the 1920s, but the market was still being held in the 1950s<sup>167</sup>. The 19th century market hall was replaced by a large shopping centre by the late 20th century, which includes the Prince of Wales Market Hall on Church Street.

#### 2.7.2.3 Mills

Cannock Mill, HUCA 18, was still operating in the early 1950s<sup>168</sup>.

#### 2.7.2.4 Industry

Industry has concentrated to the south (HUCA 16) and south east (HUCA 17) of the EUS project area during this period. This has probably been partly as the result of the attraction of earlier industry to this area, particularly the 19th century brick and tile works and the metal industries at Wedges Mill in HUCA 16 and Bridgtown in HUCAs 13 and 15. The industrial nature of the townscape in HUCA 16 dates to the 1960s/70s. The earliest industrial units in HUCA 17 were established in the area of the Mid Cannock Colliery (see Industrial above) in a similar period.

The Mid Cannock Colliery, in HUCA 17, was re-opened circa 1913 by William. Harrison Ltd and extraction continued until it was closed in

<sup>169</sup> Staffordshire HER: PRN 50204

<sup>170</sup> Staffordshire HER: PRN 50711 and PRN 50712; Birmingham Archaeology 2004: 2

<sup>171</sup> Ibid.

<sup>172</sup> Greenslade 1959: 63

<sup>173</sup> Staffordshire HER: PRN 09342; Greenslade 1959: 53

1967<sup>169</sup>. It is clear that the site grew over time with many new colliery buildings having been constructed, although these have all since been demolished. In the late 1930s Cannock Associated Collieries Ltd constructed their head quarters at 119 Walsall Road, in HUCA 17, on land they bought from William Harrison Ltd in 1937<sup>170</sup>. The building was constructed in a Georgian style with Art Deco detailing, but it was demolished circa 2004 for redevelopment<sup>171</sup>.

Following the Second World War (1939-1945) new industries were established including light engineering, enamelling, precision engineering, electrical goods and jewellery manufacture<sup>172</sup>. However, nationally such manufacturing industries have been in decline during the late 20th century/early 21st century and it is not currently known how many of these industries survive around Cannock. There has been an increase in the number of large-scale industrial and commercial estates/units within HUCAs 16 and 17 during the same period. It is important to note that many of these new units are retail in nature within this traditionally industrial zone, although the new units, whether for industry or retail, are similar in character.

## **2.7.3 Administration, Education and Welfare**

### **2.7.3.1 Administration**

The Grade II\* Listed former Council House which stands overlooking the Market Place and Bowling Green in HUCA 5 was converted for use as Council offices in 1927<sup>173</sup>. The Local Board Offices in Church Street, HUCA 4, were demolished as part of the redevelopment of this character area for retail in the later 20th century. The Council Offices were re-located from the centre of the town to Beecroft Road in HUCA 21 opposite the Government Office. These buildings, along with the Postal Sorting Office all date to the later 20th century and

were built upon fields.

### **2.7.3.2 Welfare**

The Cannock Community Hospital, in HUCA 21, was built in the later 20th century and was also constructed upon a field system.

### **2.7.3.3 Education**

Schools were constructed as part of the expansion of the suburbs during the 20th century and some of these complexes cover quite considerable areas. Two schools and their playing fields, developed on fields in the 1950s/60s, dominate the centre of HUCA 21. They were clearly constructed at a period when the suburbs were expanding into this character area.



**Plate 4:** Technical College



Another large school complex, including its playing fields, was constructed to the west of the Stafford Road, in HUCA 10, at a similar period to serve the expanding communities within that character area. Smaller schools were constructed from the 1950s onwards in HUCAs 11, 12 and 14.

The Technical College, in HUCA 6, was established as the County Mining College in 1928, being enlarged in 1935(plate 4)<sup>174</sup>.

## **2.7.4 Religion**

### **2.7.4.1 St Luke's Church**

Further alterations were made to St Luke's Church in the 1940s and 1950s with the additions of a south chapel and a south porch<sup>175</sup>.

### **2.7.4.2 Other denominations**

By the 1940s the Wesleyan Methodist Chapel on Walsall Road and the Primitive Methodist Chapel on Mill Street both seated 220. However, both of these chapels had been demolished by the end of the 20th century<sup>176</sup>. The former had been replaced by housing and the latter by a mix of housing and a new Methodist Church. This change in priorities charts the secularisation of society during the second half of the 20th and into the early 21st century.

The Sacred Heart and Our Lady Roman Catholic Church on Walsall Road (HUCA 3) which lay to the rear of the surviving house had been replaced by the early 1960s by a new church to the south east.

## **2.7.5 Communications**

### **2.7.5.1 Canals**

The branch canal which crossed HUCA 16 was largely backfilled during the second half of the 20th century<sup>177</sup>. However, a small section

appears to survive where it now forms part of the Saredon/Wyrley Brook.

### **2.7.5.2 Roads**

The historic street pattern survived largely unaltered until the second half of the 20th century when the ring road was constructed. The main alterations have included the insertion of two traffic roundabouts to the north of the town centre (in HUCA 4 and 19 see map 39 in Appendix 1, map 7 and map 29). Queens Square Road Roundabout in HUCA 19 resulted in the demolition of the 19th century Vicarage. Mill Street to the east of the St Luke's Church, in HUCA 1 has been widened and extends to Queens Square Road Roundabout in HUCA 19. The original line of Mill Street east towards Cannock Mill survives but is no longer a through route to the Lichfield Road. This route has been superseded by a new road to the north (the A5190).

These alterations have also included the down grading of the Wolverhampton Road running through HUCA 12 in favour of Avon Road (the A4601) to the east.

# Part Two: Characterisation and Assessment

## Section Summary

- ◆ The HUCAs with greatest historic and archaeological interest form the historic core of the town (**HUCA 1, HUCA 3, HUCA 5** and **HUCA 6**). In these areas lie the greatest number of nationally Listed Buildings and two Scheduled Monuments. There is also the greatest potential for archaeological deposits to survive; where ground works may disturb these sites archaeological evaluation and/or mitigation may be required to fulfil para. 128 of NPPF. The conservation of the historic townscape within these HUCAs is of primary importance; this in turn has benefits for the quality of the environment and the sense of place for the community and visitors.
- ◆ Two Conservation Areas have been designated within the EUS project area (Cannock Town (123) and Bridgtown (131)). The Cannock Town Conservation Area is contained within **HUCA 1, HUCA 5** and **HUCA 6** and the Bridgtown Conservation Area within **HUCA 13**. Any planned development or significant change within the Conservation Area, or adjacent, should consult the Cannock Chase District Conservation Officer in the first instance. The Conservation Area, Listed Buildings, Scheduled Monuments and their settings are covered under para. 132 of NPPF.<sup>178</sup> **HUCA 2, HUCA 3, HUCA 4** and **HUCA 12** all form the setting to the Cannock Town Conservation Area and any significant change should seek to enhance the historic character of the Conservation Area; advice should be sought from the Cannock Chase Conservation Officer.
- ◆ The contribution of heritage assets to the overall historic character of the townscape has been identified within **HUCA 7, HUCA 11, HUCA 12** and **HUCA 19**. This largely relates to the earliest suburban expansion of extant properties from the 19th century into the early 20th century. Two Grade II Listed buildings exist within **HUCA 11** and **HUCA 12**. The conservation and enhancement of the heritage assets of the HUCAs would contribute to the local distinctiveness of the wider suburban area around Cannock.
- ◆ **HUCA 13** including the area of the Conservation Area comprises the late 19th century industrial settlement of Bridgtown. The surviving 19th century buildings, including an edge tool works, and contemporary street pattern are particularly distinctive within the wider EUS area. The conservation and enhancement of the historic character of this settlement would contribute to quality of environment and the sense of place for the community and visitors.
- ◆ Historic interests have been identified within **HUCA 2, HUCA 4** and **HUCA 16**, which solely relate to the potential for below ground archaeological deposits to survive. Archaeological evaluation and/or mitigation may be required to fulfil para. 128 of NPPF on any ground works within these HUCAs.
- ◆ Historic interests concerning legible heritage assets have also been identified within **HUCA 8, HUCA 9** and **HUCA 21**. These heritage assets do not dominate the historic character of the HUCAs but their conservation and enhancement is desirable to ensure their continued contribution to the legible history of the town.
- ◆ **HUCA 18** retains legible heritage assets in the form of the Grade II Listed Cannock Mill and mill house, as well as unlisted historic buildings. The Listed buildings are of national importance and the conservation

<sup>178</sup> Department for Communities and Local Government 2012

and enhancement of the unlisted buildings is also desirable. There is also a degree of archaeological potential and where ground works may disturb deposits archaeological evaluation and/or mitigation may be required to fulfil para. 128 of NPPF.

- ◆ No historic interest has been currently identified within **HUCA 10, HUCA 14, HUCA 15, HUCA 17** or **HUCA 20** which are all dominated by late 20th and 21st century townscape character. However, the heritage values identified within each of these HUCAs is subject to reevaluation in line with future priorities concerning what constitutes the historic environment.
- ◆ Within the town centre (**HUCA 1, HUCA 3, HUCA 5** and **HUCA 6**) and particularly the Cannock Town Conservation Area efforts should be made to improve the historic character of the area through the management of the public realm. Guidance is provided on decluttering, surface treatment, appropriate use of signage and street furniture in the joint English Heritage and Department of Transport document entitled 'Streets for All: West Midlands'. The document is accessible on <http://www.helm.org.uk/>. Advice can be sought in the first instance from the Cannock Chase District Conservation Officer.



# 3. Statement of Historic Urban Character

## 3.1 Definition of Historic Character Types (HCTs)

The HCTs used within the Extensive Urban Survey have been chosen to reflect the townscape character and consequently have differed from those chosen for the broader Historic Landscape Character (HLC). A list of the HCTs used within the EUS forms Appendix 2.

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

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

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

**Table 1:** Periods

## 3.2 Statement of Historic Urban Character (HUC)

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

Each of the statements of HUC is not static and may need to be enhanced or adapted as new information which alters our understanding and perception of each area becomes available<sup>179</sup>.

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

### 3.2.1 Heritage values

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

<sup>179</sup> In line with English Heritage 2008: paragraph 38

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

**Table 2:** Heritage values

### 3.2.2 Assessment of value

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

The definition of heritage assets incorporates buildings, monuments (above and below ground archaeology), place, areas, landscapes and townscapes<sup>180</sup>.

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

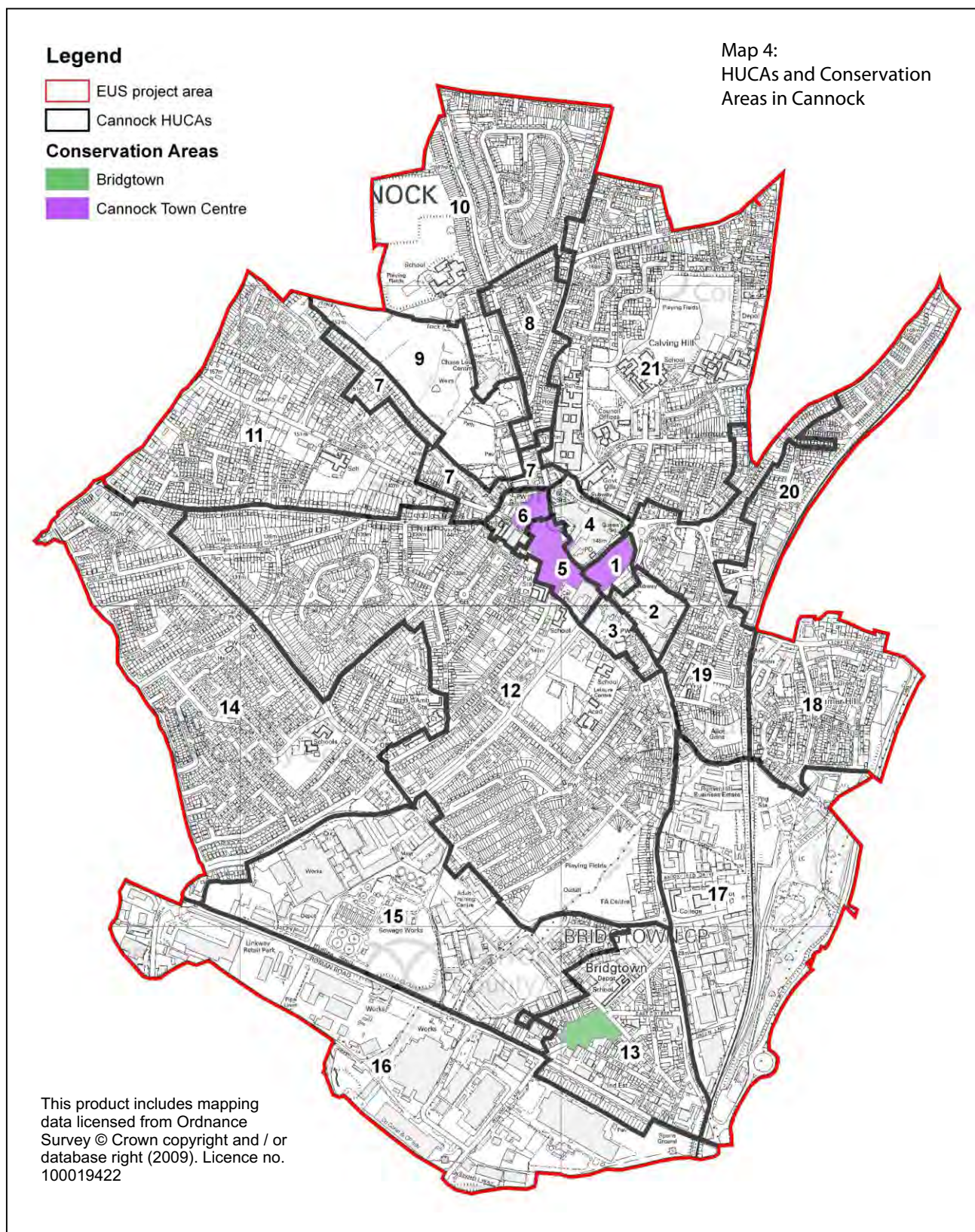
<b>Historical value</b>	<b>High</b>	The legible heritage assets either dominate or significantly contribute to the historic character of each HUCA. There are strong associations between the heritage assets (both tangible and intangible) within the HUCA that are potentially demonstrable and/or the heritage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



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

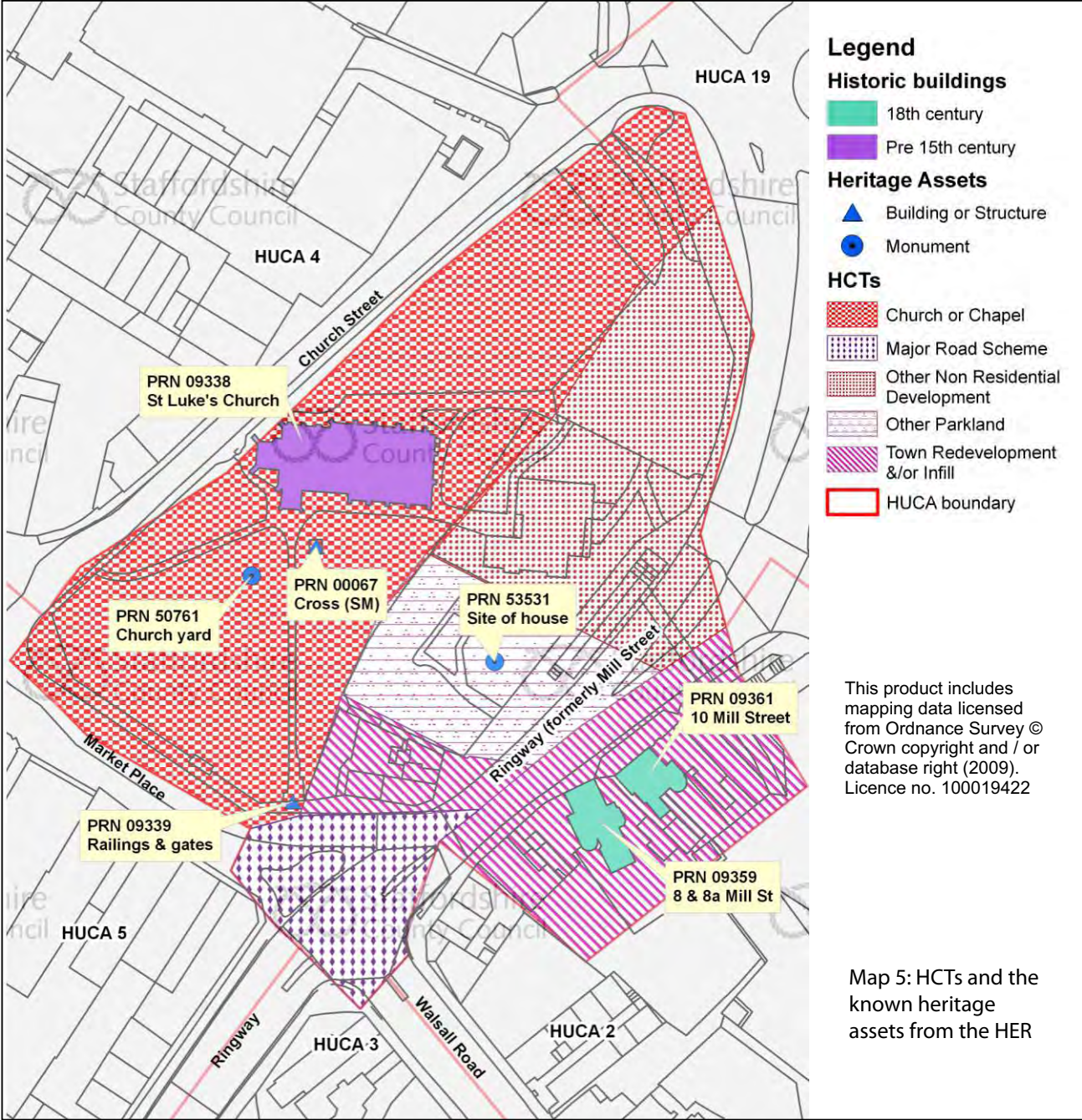
\*The potential for below ground archaeological remains to survive will not be comprehensively addressed within the EUS project. Due to the nature of the project and its time constraints it will not be possible to model archaeological deposits based upon probability and impacts of current development 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 Luke's Church and Mill Street



#### 4.1.1 Statement of heritage significance

The character area may represent part of the area of the earliest settlement within the town of Cannock (cf. 2.4.6). Several elements support this interpretation most significantly the Grade II\* Listed St Luke's Church and its churchyard, which represent the focal point not only of the character area, but also the wider townscape (cf. 2.4.3.1). The church is the product of several periods of change and its architectural development charts the fortunes of the town through the centuries. It was significantly altered in the 14th century and again in the 19th and 20th



centuries (cf. 2.6.5.1 and 2.7.4.1). These would appear to correspond to significant improvements in the prospects of the town. The size and form of the original churchyard is unknown, but the southern boundary wall and gates have been dated to the late 18th/early 19th century and are protected as Grade II Listed structures. The remains of a 14th century sandstone cross stands in the churchyard and is recognised as being of national significance in its designation as a Scheduled Monument; one of two within the town (plate 5). The area west of the former Mill Street in the HUCA (see map 5) forms part of the Cannock Town Centre Conservation Area and as such it has been recognised as part of a townscape of particular heritage interest (see map 4). The churchyard and the HCT 'Other parkland' on map 4 also provide an area of green space within the modern townscape with mature trees further contributing to the aesthetics of the Conservation Area.



**Plate 5:** 14th century cross base in church yard

The former Mill Street itself appears to have formed part of the medieval route to Lichfield (via the manor mill). Early 19th century maps also suggest the presence of burgage plots in the area of the HCT "Other parkland" and "Other non residential development" on map 5 suggesting town planning during the medieval period (cf. map 36 in Appendix 1). Although these are no longer legible within the townscape there is the potential for important archaeological deposits to survive, which would contribute to our understanding of the development of the town from the medieval period into the 19th century when the plots were disrupted by the construction of a large detached property (cf. map 38 in Appendix 1)<sup>181</sup>.



Historic buildings survive along the east side of the former Mill Street (the eastern portion of the HCT 'Town re-development or infill' on map 5). This HCT has been identified as having probable post medieval origins based upon the presence of two nationally important buildings (both being Grade II Listed)<sup>182</sup>. However, it is possible that earlier elements may be retained within their fabric (as has been seen in other properties within the town cf. 2.5.1). An analysis of the fabric of these buildings may therefore have the potential to inform the developmental history of the town. The non-listed historic buildings within this area have not so far been closely dated, but may also add to an understanding of the history of the town. These historic buildings do not currently lie within the Conservation Area being somewhat divorced from the main town centre by the presence of the modern Ringway (former Mill Street on map 5). However, they do form part of the setting of the Conservation Area and make a positive contribution to the aesthetics of the wider townscape as well as contributing to a physical understanding of its developmental history.

Further historic buildings survive on the western side of the former Mill Street, (HCT 'Town re-development or infill' on map 5) which has been identified as having probable early 19th century origins. They may also provide further insights into the history of the town. These buildings lie within the Conservation Area and therefore may be considered to make a positive contribution to the townscape.

The HCT 'Major road scheme' on map 5 lies at the junction of the former Mill Street with the Penkridge/Stafford to Walsall route and was inserted into the townscape in the late 20th century. Early 19th century maps suggest the fossilisation of a triangular market place at this point (see plates 1 and 2), which possibly pre-dates the wide Market Place in HUCA 5. By the

early 19th century this area had been infilled with buildings probably dating to the post medieval period and may therefore represent the disuse of this area as a market place. The presence of a market place at this junction is in keeping with the suggestion of this HUCA being a focus for the earliest settlement adjacent to the medieval chapel. As Cannock was recorded in Domesday Book (1086) it is possible that the Early Medieval settlement was also located within the HUCA (cf. 2.3.2). Archaeological deposits may survive within the HUCA which could provide information regarding the nature of settlement in Cannock during this period.

#### 4.1.2 Built character

The character area is dominated by open space comprising St Luke's churchyard and an area of parkland created in the mid to late 20th century (cf. map 5). The churchyard is bounded by a mostly brick and sandstone boundary wall. The railings and gates to the south of the churchyard are Grade II Listed<sup>183</sup>. The largest building within the HUCA is the church itself which is constructed of stone (plate 6)<sup>184</sup>.



Plate 6: St Luke's church

The remaining buildings date from the late 18th century onwards and are of two and three stories mostly of brick. Some have rendering to the frontages. These properties include the two Grade II listed buildings to the east of the former Mill Street (cf. map 5)<sup>185</sup>.

#### 4.1.3 Heritage values

<p><b>Evidential value:</b> There is the potential for the historic buildings and below ground archaeological deposits to inform an understanding of the developmental history of the town.</p>	<p><b>High</b></p>
<p><b>Historical value:</b> The heritage assets of the HUCA (including the listed buildings and the Scheduled churchyard cross) all contribute to the townscape. There is likely to be strong historical associations between the various areas of the HUCA if the premise that the church formed the focus for the earliest settlement within the EUS area. The importance of this HUCA to the historic character of the town is recognised in the designation of the Conservation Area. The church forms an important focal point in the wider townscape. The modern Ringway follows the alignment of a medieval road although the earlier emphasise of the road junction with Market Place has been altered.</p>	<p><b>High</b></p>
<p><b>Aesthetic value:</b> The area to the west of the Ringway (north/south road) lies within the Cannock Town Centre Conservation Area (123) and as such has been identified as forming part the important historic townscape. The HUCA may have formed an area of planned townscape during the medieval period, but piecemeal re-development occurred during the later 18th/19th century which, to the east of the church, was removed during the later 20th century. Opportunities may exist for improving the aesthetic value of the unlisted historic buildings within the zone, particularly those currently lying beyond the Conservation Area. Such restoration or enhancement would contribute significantly to the setting of the Conservation Area and contribute to the sustainable regeneration of this part of the townscape for the benefit of the local community<sup>186</sup>. The modern Ringway (formerly Mill Street) forms a physical barrier between the church and the historic buildings opposite.</p>	<p><b>High</b></p>
<p><b>Communal value:</b> The Church is a focal point within the townscape as well as a place which brings people together for spiritual worship. The only area of public open space within the town centre is also located within this HUCA. The historic buildings are in retail use creating an interaction with the community/public.</p>	<p><b>High</b></p>

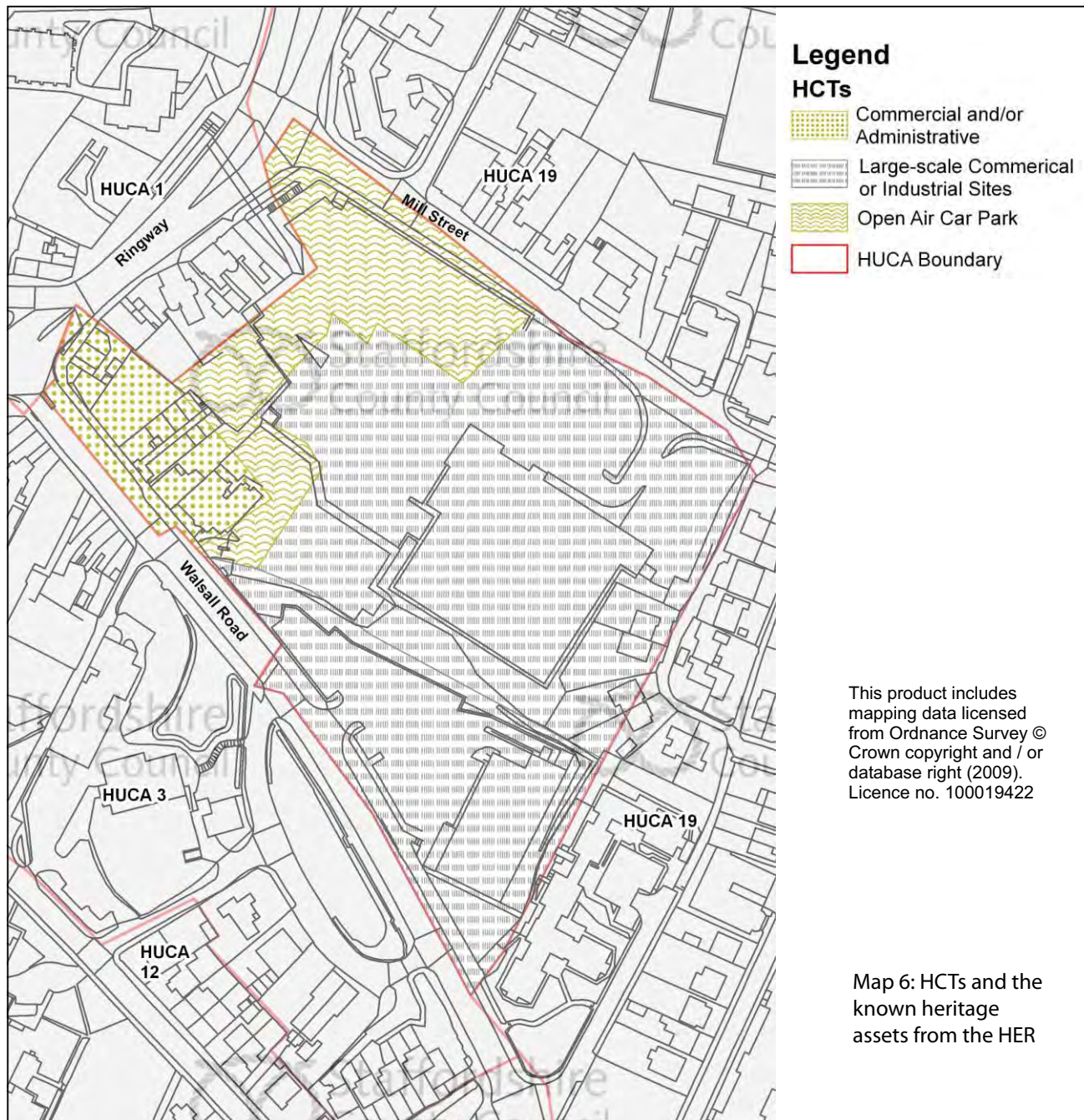
#### 4.1.4 Recommendations

The heritage values indicate that the HUCA is of significant historical and archaeological importance. There is the potential for the heritage assets of the zone to contribute to an understanding of the history of town and to its future sustainable re-generation.

- ◆ A statement of significance will be required to assess the impact of any proposed development upon the historic environment as part of any planning application to be made within this HUCA (cf. para. 128 of NPPF)<sup>187</sup>.
- ◆ The sympathetic restoration or enhancement of the unlisted historic buildings could strengthen the historic character and the quality of the wider townscape for the benefit of this and future generations (Bullet Point 10 of para 17 (Core planning principles) also paras. 126 and 131 of NPPF)<sup>188</sup>.
- ◆ Any planned development or significant change within the area of the Conservation Area should consult the Cannock Chase District Conservation Officer in the first instance. The Conservation Area, Listed Buildings, Scheduled Monuments and their settings are covered under para. 132 of NPPF<sup>189</sup>.
- ◆ There is a high potential for below ground archaeological deposits to survive within the HUCA. There is also the potential for the historic buildings to retain architectural elements which could inform their origins and function. Where development may result in the loss of these heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance; this is supported in para. 128 of NPPF<sup>190</sup>.
- ◆ Any appropriate development within this HUCA should look to improve the historic character and sense of place within the nearby public realm. Where this concerns work within a Conservation Area this may be achieved through consultation with the Cannock Chase District Conservation Officer. Outside of designated Conservation Areas the SCC Historic Environment Team should be consulted. Reference should also be made to the joint English Heritage and Department of Transport volume entitled 'Streets for All: West Midlands' and where appropriate to the SCC 'Conservation in the Highways' document<sup>191</sup>.



## 4.2 HUCA 2: Walsall Road and Mill Street, Cannock



### 4.2.1 Statement of heritage significance

Along with HUCA 1 this character area may represent the location of the earliest phase of settlement within the town. It has been argued above (sections 2.4.4 and 2.4.6) that Mill Street probably formed the primary route to Lichfield during the medieval period. Historic map analysis has suggested that the land fronting onto Mill Street (as HCT 'Open air car park' and the northern part of HCT 'Large commercial &/or retail' on map 6) formed part of the planned town during the medieval period, and possibly earlier due to its location adjacent to the site of the church and



near to the earlier market place (cf. section 2.4.6). The evidence for planning in the medieval period comes from the presence of burgage plots, which are depicted on the 19th century maps and survived on the south side of Mill Street into the mid 20th century (see map 36 in Appendix 1). There is therefore the potential for below ground archaeological deposits to survive particularly as this area has seen minimal re-development during the second half of the 20th century. Such archaeological information would aid an understanding of the development of the town and would address the question of whether Mill Street was the focus of the earliest settlement.

This character area also forms part of the setting to HUCA 1 to the west and the two Listed Buildings fronting onto the former north-south section of Mill Street, now the Ringway (see map 4 (HUCA 1)).

The HUCA is currently (2009) dominated by a large supermarket and a further other retail unit to the south alongside their associated car parks (HCT 'Large scale commercial or industrial sites' on map 6).

**4.2.2 Heritage values:**

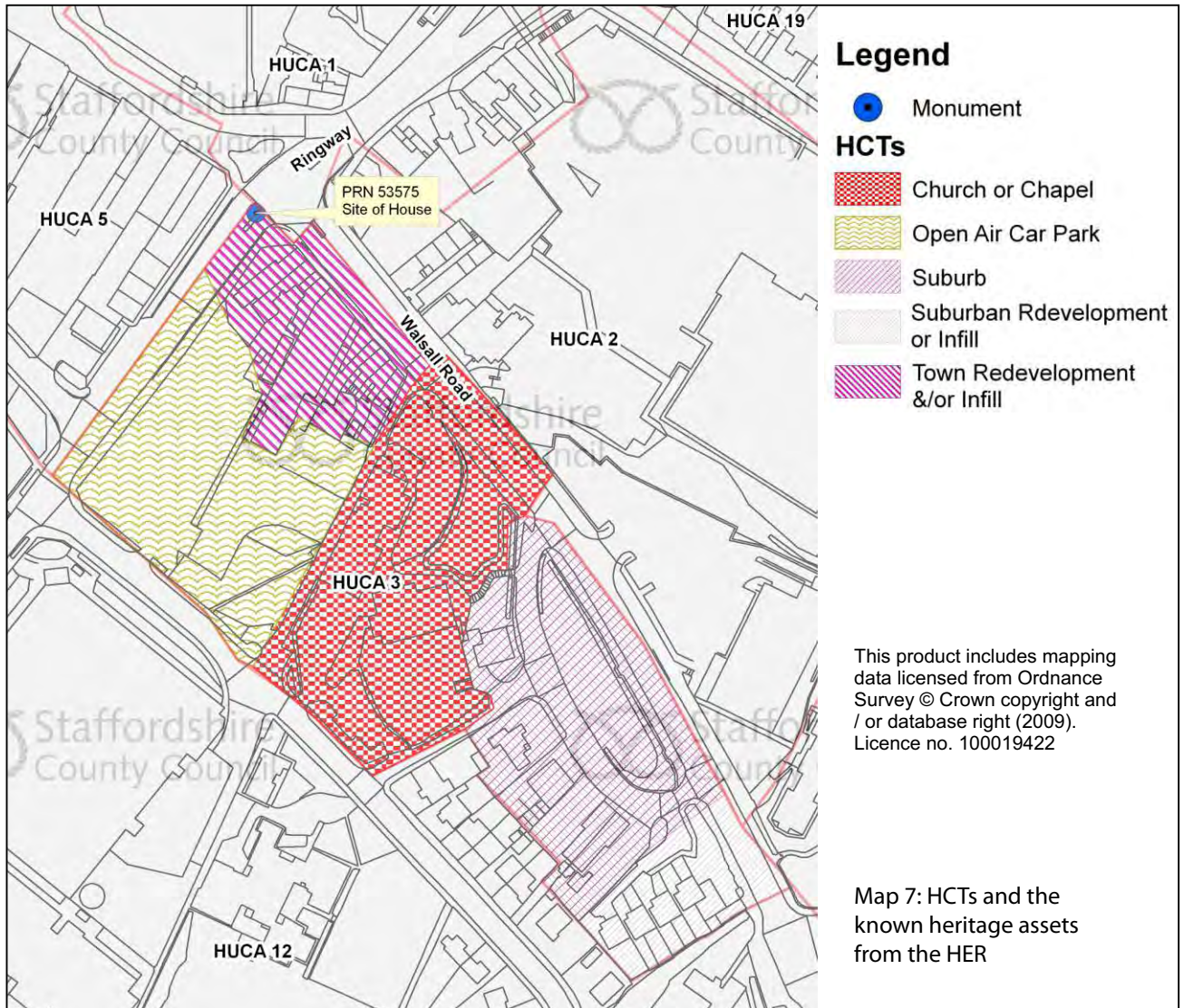
<p><b>Evidential value:</b> There has been little re-building on this site particularly in the area of the open air car park. This raises the potential for below ground archaeological deposits to survive within this character area. Such information would contribute significantly to our understanding of the date of origin and medieval extent of the town.</p>	<p><b>High</b></p>
<p><b>Historical value:</b> There are no surviving legible heritage assets within the character area.</p>	<p><b>Low</b></p>
<p><b>Aesthetic value:</b> The north eastern boundary of the character area provides a setting to HUCA 1 partly lies within the Conservation Area (see map 4).</p>	<p><b>Medium</b></p>
<p><b>Communal value:</b> There is high interaction within this character area between the built environment and the public, but there is currently little information on the historic development of the character area which appears to entirely post date the second world war and at present our understanding of the intangible heritage is incomplete.</p>	<p><b>Low</b></p>

**4.2.3 Recommendations**

The assessment of the heritage values highlights the potential for surviving below ground archaeological deposits, but otherwise there are few heritage assets lying within the zone. However, it does form part of the setting to the Conservation Area. Consequently:

- ◆ There is a high potential for below ground archaeological deposits to survive within the HUCA, particularly in the area adjacent to Mill Street. Where development may result in the loss of these heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance; this is supported in para. 128 of NPPF<sup>192</sup>.
- ◆ Any plans to re-develop this area should take account of the Conservation Area lying adjacent to the west and consultation with the District Conservation Officer is advised. The setting of the Conservation Area and listed buildings is covered under para. 132 of NPPF<sup>193</sup>.
- ◆ Opportunities to enhance and strengthen the historic character of the townscape should be sought in any plans for the benefit of this and future generations (Bullet Point 10 of para 17 (Core planning principles) also paras. 126 and 131 of NPPF)<sup>194</sup>. These should particularly relate to the scale, massing, height, alignment, materials and use.

### 4.3 HUCA 3: South of Walsall Road and Hallcroft Crescent



#### 4.3.1 Statement of heritage significance

The route to Walsall is likely to have at least medieval origins and until the later 20th century had formed the main southern route into the heart of the town, which lies within HUCA 5. It is likely that the HCT 'Town redevelopment or infill' (map 7) had formed part of the town during the medieval period as burgage plots appear to have been laid out here as shown on the mid 19th century maps (cf. map 36 in Appendix 1). However, by this date these plots did not have properties associated with them (i.e. fronting onto the Walsall Road)<sup>195</sup>. This evidence may suggest a degree of settlement shrinkage or shift during the post medieval period. To further support this evidence for early settlement along this section of road a timber framed building had stood within this HCT until it was demolished during the early 1970s<sup>196</sup>. The building was not closely dated but it could have had medieval or early post medieval origins. Several historic buildings survive within this HCT, but they are unlikely to pre-date the mid 19th century, unless there were inaccuracies in the mapping. An early 20th century cinema is also located within this HCT.

Currently little archaeological work has been carried out within the character area, but there is a degree of potential for deposits to survive along the south side of Walsall Road representing possible abandoned burgage plots. As noted above research in this character area could have the potential for defining the limits of settlement during the medieval and post medieval periods, which may highlight economic change or settlement shift.

Further south along the Walsall Road (HCT 'Church site' on map 7) the townscape changes and the area around St Mary & St Thomas More Catholic Church is less intensively developed. A house dating to the mid 19th century, which was used as the presbytery by 1899, still stands. The original Catholic Church was constructed to the rear of this property in 1899 but was replaced by St Mary & St Thomas More in the early 1960s (cf. 2.6.5.2 and 2.7.4.2). Hallcroft Crescent (HCT 'Suburbs') was constructed by the 1880s with two surviving large detached properties one of which is currently used as the presbytery. There has been some development infill along this road during the later 20th century.

A 19th century chapel was constructed along Walsall Road, but this was redeveloped in the late 20th century (see HCT 'Suburban re-development or infill on map 7).

#### 4.3.2 Built Character

The buildings within the HUCA represent a mix of types and dates. The earliest date from the mid to late 19th century and generally comprise mostly brick building of two and three stories (lying within HCTs 'Town redevelopment or infill' and 'Suburb'. The properties within HCT 'Suburb' were built as large red brick detached houses. The houses within HCT 'Suburban redevelopment or infill' date to the late 20th century and are constructed of brick and located within a short cul-de-sac off Walsall Road.

The church is the largest building within the HUCA and was constructed in the 1960s surrounded by an area of open space.

#### 4.3.3 Heritage values:

<p><b>Evidential value:</b> There is the potential for below ground archaeological deposits to inform the extent of the town during the medieval and post medieval periods. Work in this HUCA may therefore contribute to an improved understanding of the economic and social nature of the town during these periods. Several historic buildings survive which have the potential to provide similar information for the development of the town during the 19th century.</p>	<p><b>High</b></p>
<p><b>Historical value:</b> The surviving 19th century buildings provide a degree of heritage legibility within the townscape of this HUCA. These properties have further potential to contribute to the heritage of the town through their management and enhancement particularly as they form part of the gateway into the town centre.</p>	<p><b>High</b></p>



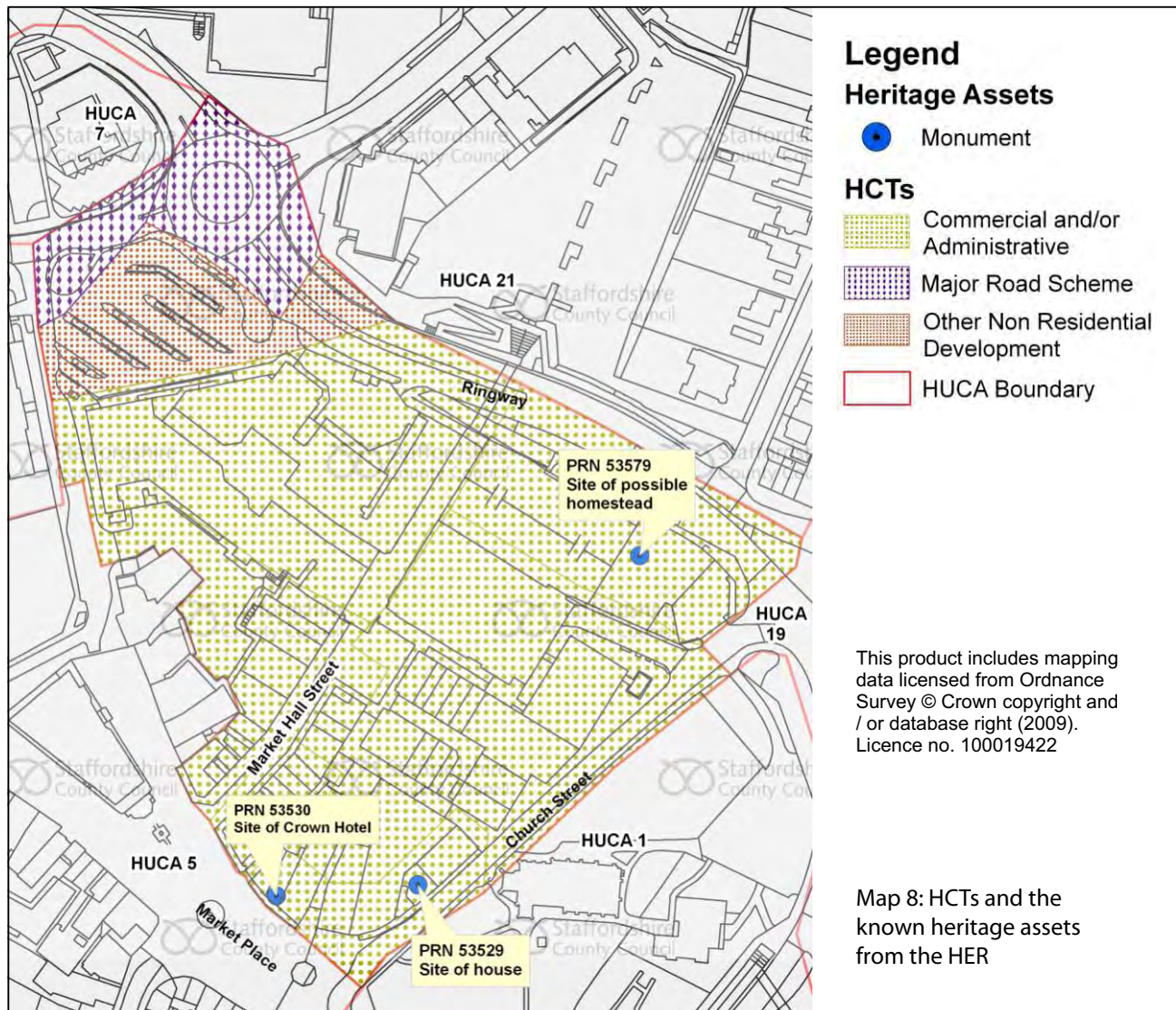
<p><b>Aesthetic value:</b> The Walsall Road is one of the key routes into the town centre whose origins lie in the medieval period. The townscape of the character area contributes to the setting of the historic core of the town (HUCAs 1 and 5) and the Conservation Area. Consequently the conservation and enhancement of these historic buildings would contribute significantly to the setting of these areas and would contribute to the sustainable regeneration of this part of the townscape for the benefit of the local community<sup>197</sup>.</p>	<p><b>High</b></p>
<p><b>Communal value:</b> The heritage assets of the HUCA can only really be appreciated from street level. An improved understanding of the contribution of the area to the historical development of the town could form part of the wider dissemination to the community and public.</p>	<p><b>Low</b></p>

#### 4.3.4 Recommendations

The assessment of the heritage values shows that the legible heritage assets of the HUCA form part of this important route into the town centre. It also forms part of the setting to the Cannock Conservation Area and other historically important HUCAs (1 and 2). Consequently:

- ◆ The sympathetic restoration or enhancement of the unlisted historic buildings could strengthen the historic character and the quality of the wider townscape and of the adjacent Conservation Area in particular ((Bullet Point 10 of para 17 (Core planning principles) also paras. 126 and 131 of NPPF)<sup>198</sup>. The setting of the Conservation Area is covered covered under para. 132 of NPPF<sup>199</sup>.
- ◆ There is a moderate to high potential for below ground archaeological deposits to survive within the HUCA. There is also the potential for the historic buildings to retain architectural elements which could inform their origins and function. Consequently, dependent upon the location and nature of any proposed development within the HUCA, archaeological evaluation and/or mitigation may be required to fulfil para. 128 of 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 Cannock Chase District Conservation Officer. Outside of designated Conservation Areas the SCC Historic Environment Team should be consulted. Reference should also be made to the joint English Heritage and Department of Transport volume entitled 'Streets for All: West Midlands' and where appropriate to the SCC 'Conservation in the Highways' document<sup>200</sup>.

## 4.4 HUCA 4: Cannock Shopping Centre and Market Hall Street



### 4.4.1 Statement of heritage significance and built character

The character area had formed part of the historic core of Cannock during the medieval period. Burgage plots had been laid out across this area whose origins may date to the late 13th/early 14th century and have been associated with the development of the market place in HUCA 5 (cf. 2.4.3.1 and 2.4.6; map 36 in Appendix 1). The burgage plots were legible in the townscape until the mid 20th century when development began to occur along Market Hall Street. This street had been inserted into the townscape in the late 19th century (map 40 in Appendix 1).

The HUCA is dominated by a late 20th century shopping centre and bus station (HCTs 'Commercial and/or administrative' and 'Other non residential development' on map 8). Prior to the re-development several historic buildings had survived, most notably the Crown Hotel dated circa 1700, which had formed a focal point in the town during the 19th century<sup>201</sup>. A timber framed house also survived facing onto Church Street and historic images suggest that this

property had at least late 15th/early 16th century origins<sup>202</sup>. Its presence on Church Street suggests that this street also dates to at least the post medieval period (cf. 2.4.6).

Also within HUCA 4 lies the possible site of a medieval manor house, lying in the area to the north of St Luke's Church and Church Street, which is indicated from mid 19th century field name evidence as 'Homestead Pasture' (cf. section 2.4.2)<sup>203</sup>.

#### 4.4.2 Heritage values:

<p><b>Evidential value:</b> There is the potential for below ground archaeological remains to contribute greatly to an understanding of the nature of settlement, commerce and industry within the town from the medieval period onwards and also to confirm the period of and presence of a possible medieval manor house. However, the potential for archaeological deposits to survive has been impacted by the construction of the shopping centre although the potential may be greater in certain areas of the HUCA.</p>	
<p><b>Historical value:</b> There is little heritage surviving that is legible within the townscape of this HUCA. However, the building line onto HUCA 5 respects the historic boundary of the Market Place and ensures that the legibility of this aspect of the historic townscape survives.</p>	<b>Medium</b>
<p><b>Aesthetic value:</b> The HUCA forms part of the setting to HUCA 5 and the Cannock Town Centre Conservation Area. However, other than the building line noted above there are no legible heritage assets within the HUCA which could be enhanced to contribute to the historic townscape.</p>	<b>Low</b>
<p><b>Communal value:</b> The shopping centre is a key community focal point, but this is low in terms of heritage value.</p>	<b>Low</b>

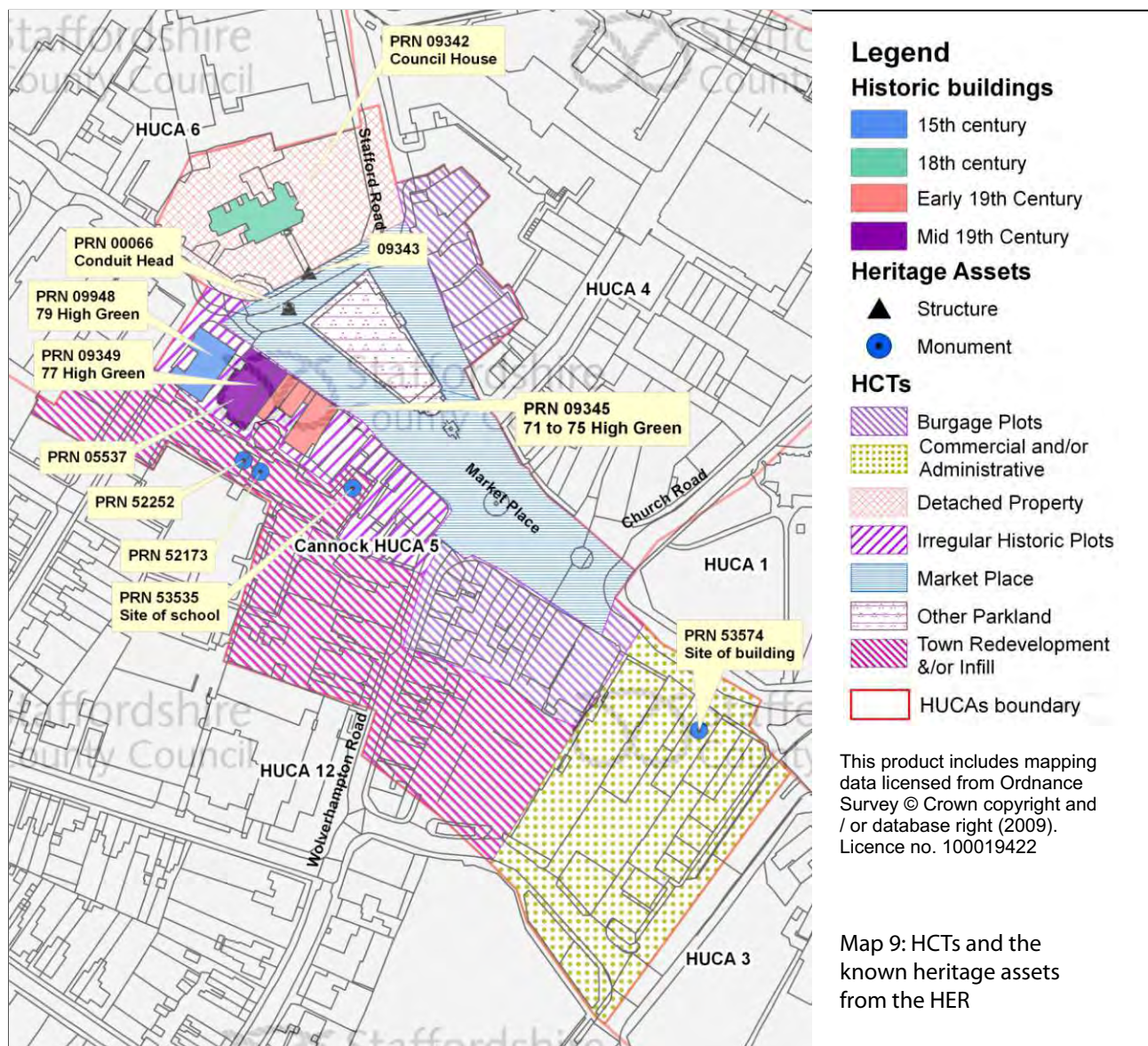
#### 4.4.3 Recommendations

The most significant aspect of the historic environment within this HUCA is the survival of the building line which respects the historic width of the Market Place. The remainder of the HUCA was the subject of re-development in the mid 20th century. However:

- ◆ There is a moderate potential for below ground archaeological deposits to have survived re-development within the HUCA. Any surviving deposits in this area are likely to significantly enhance our understanding of Cannock in the medieval and post medieval periods. Where development may result in the loss of these heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance; this is supported in para. 128 of NPPF<sup>204</sup>.
- ◆ Opportunities should be sought to enhance the setting of the Conservation Area.



## 4.5 HUCA 5: Market Place



### 4.5.1 Statement of heritage significance

This character area constitutes the historic core of Cannock and retains the medieval Market Place as its focal point. This was the meeting place of five long distance routes in the medieval period (from Penkridge and Stafford to the west, Wolverhampton from the south and Walsall and Lichfield from the east and north east). The importance of this character area to the historic development of the town and the retention of specific heritage assets has been identified with the designation of the Cannock Town Conservation Area (123). Ten buildings and structures have been identified as being of national importance within the character area including the Conduit Head which is designated as a Scheduled Monument and a Grade II Listed building (plate 4). The former Council House and its railings and gates are Grade II\* Listed and the remaining buildings identified in map 9 are all Grade II Listed.

Other historic buildings also survive within the character area fronting onto Market Place particularly within the HCTs identified on map 9 as 'Regular burgage plots'. All of the historic buildings within the character area have the potential to retain architectural evidence which may suggest earlier origins than their external appearance implies, even within the Listed buildings (cf. 2.5.1).

The two areas of 'Regular Burgage Plots' legible on the aerial photographs, and to some degree within the townscape, represent the surviving planned elements of the medieval town (plate 7). A timber framed building, which had stood opposite the church within HCT 'Commercial and/or Administrative (cf. map 9), was demolished in 1969/70<sup>205</sup>. It is believed to have had medieval or post medieval origins and is perhaps confirmation that this area had been planned as part of the medieval town.

The HCT 'Irregular Historic Plots' has been identified as being of Post Medieval origin, although it is clear from the layout of the town that this street frontage would have been of great economic significance from the medieval period onwards. However, the presence of one known post medieval building (79 High Street) and the lack of obvious burgage plots on the historic mapping suggests that it had not necessarily formed part of the planned town. This may be because the area was subject to redevelopment in the post medieval period or because it already formed an area of settlement prior to the planning of the town speculated to have occurred in the later 13th/early 14th century (cf. 2.4.3.1 and 2.4.6). Archaeological work was carried out in advance of development to the rear of 71 to 79 High Green (HCT 'Town redevelopment or infill')<sup>206</sup>, which revealed evidence of a possible medieval pit lying approximately 13.5m to the rear of the current building line<sup>207</sup>. A second archaeological evaluation trench adjacent

suggests that this area had been in cultivation during the 13th or 14th century, although this may also represent garden soils. This evidence may therefore confirm that in this particular area the burgage plots were not being intensively utilised for the domestic and industrial activity that would perhaps be expected for this area (where plots face onto the market place at the heart of the medieval town).

Post medieval industrial activity has, however, been identified immediately to the rear of 77 Market Place in the form of metal working. The large quantities of slag recovered from the fill of one of five pits recorded in the archaeological investigation may suggest the presence of a forge in the area (cf. 2.5.2.3).

At the head of the Market Place lies the bowling green which was enclosed by a wall during the 18th century. This act is probably closely related to the discontinuance of the market by 1747 and probably coincides with commercial activities being concentrated in the surrounding properties allowing part of the market place to become a public amenity (cf. 2.6.3.1). Within the modern townscape the bowling green provides an area of green space which is enhanced by the presence of the gardens of the Grade II\* Listed former Council House, which is also 18th century in date<sup>208</sup>. The earlier origins of the Council House (HCT 'Detached property' on map 9) are currently unknown, but from a purely geographical perspective this may have been the site of the manor house within the town overlooking its economic heart (cf. 2.4.2).





**Plate 7:** Surviving burgage plot north of Market Place

#### 4.5.2 Built Character

The buildings of the HUCA tell the story of change within the heart of Cannock from the medieval period onwards. In general the buildings are contiguous lying to the north and south of the medieval market place. The earliest known property standing onto the Market Place probably dates to the 15th century and is timber framed, although this evidence is not visible externally<sup>209</sup>. Other historic buildings may also retain earlier architectural fragments, but externally they appear 19th century being largely constructed of two and three stories and mostly of brick, although some have been rendered. Some redevelopment or re-facing has also occurred during the 20th century to various properties along the Market Square. The majority of the 20th and early 21st century

re-development within the HUCA has occurred in the rear plots (see HCT 'Town re-development and infill' on map 9). The properties fronting onto the eastern side of Wolverhampton Road, however, were constructed in the early to mid 19th century.

Away from the commercial heart of the town stands the large detached property to the west of the bowling green. It was originally constructed as a prestigious house and appears to have mid 18th century origins<sup>210</sup>. It is constructed of two stories with a pitched roof and parapet and has later white stucco to its exterior walls.



### 4.5.3 Heritage values:

<p><b>Evidential value:</b> There is the potential for below ground archaeological deposits to inform upon the development of the town from the medieval period onwards. Archaeological deposits have previously been excavated within this HUCA. There is also the potential for historic buildings to retain information regarding the social and economic history of the town as well as the origins of the individual properties and their role in the heart of this settlement.</p>	<p><b>High</b></p>
<p><b>Historical value:</b> Heritage assets are highly legible within this townscape particularly the wide market place which has medieval origins. The historic buildings contribute to an understanding of the development of the town and changing emphasis, as also exemplified by the presence of the bowling green at the heart of the market place. The Scheduled remains of the Conduit Head is testimony to the importance of water to the town in the past, as there are no watercourses running close to the settlement.</p>	<p><b>High</b></p>
<p><b>Aesthetic value:</b> There are clearly planned elements within the HUCA which are still visible within the townscape including the burgage plots and the market place. There are also elements of an irregular plan form where the Listed buildings are concentrated to the south of Market Place. The importance of the historic aspects of this HUCA to the townscape have been identified in the designation of the Cannock Town Conservation Area (123) and their conservation and enhancement would ensure their continued contribution to the town's distinctive local character as well as contributing to the sustainable regeneration of Cannock for the benefit of the local community<sup>211</sup>.</p>	<p><b>High</b></p>
<p><b>Communal value:</b> The HUCA is the commercial heart of the modern town and as such brings the community into contact with the heritage assets which are highly visible within the character area.</p>	<p><b>High</b></p>

### 4.5.4 Recommendations

The assessment of the heritage values indicate that the HUCA is of significant historical and archaeological importance. The heritage assets contribute significantly to the current character of the townscape and this is reflected in the designation of the Cannock Town Conservation Area and the ten nationally important buildings and structures (Listed and Scheduled). The future conservation of the heritage assets of the HUCA also contribute to the history of town and to its future sustainable re-generation.

- ◆ A statement of significance will be required to assess the impact of any proposed development upon the historic environment as part of any planning application to be made within this HUCA (cf. para. 128 of NPPF)<sup>212</sup>.

The sympathetic restoration or enhancement of the historic buildings, both Listed and unlisted, would strengthen the historic character and the quality of the wider townscape and the Conservation Area for the benefit of this and future generations (Bullet Point 10 of para 17

- ◆ (Core planning principles) also paras. 126 and 131 of NPPF)<sup>213</sup>.

Any planned development or significant change within the area of the Conservation Area should consult the Cannock Chase District Conservation Officer in the first instance. The Conservation Area, Listed Buildings, Scheduled Monuments and their settings are covered under para. 132 of NPPF<sup>214</sup>.

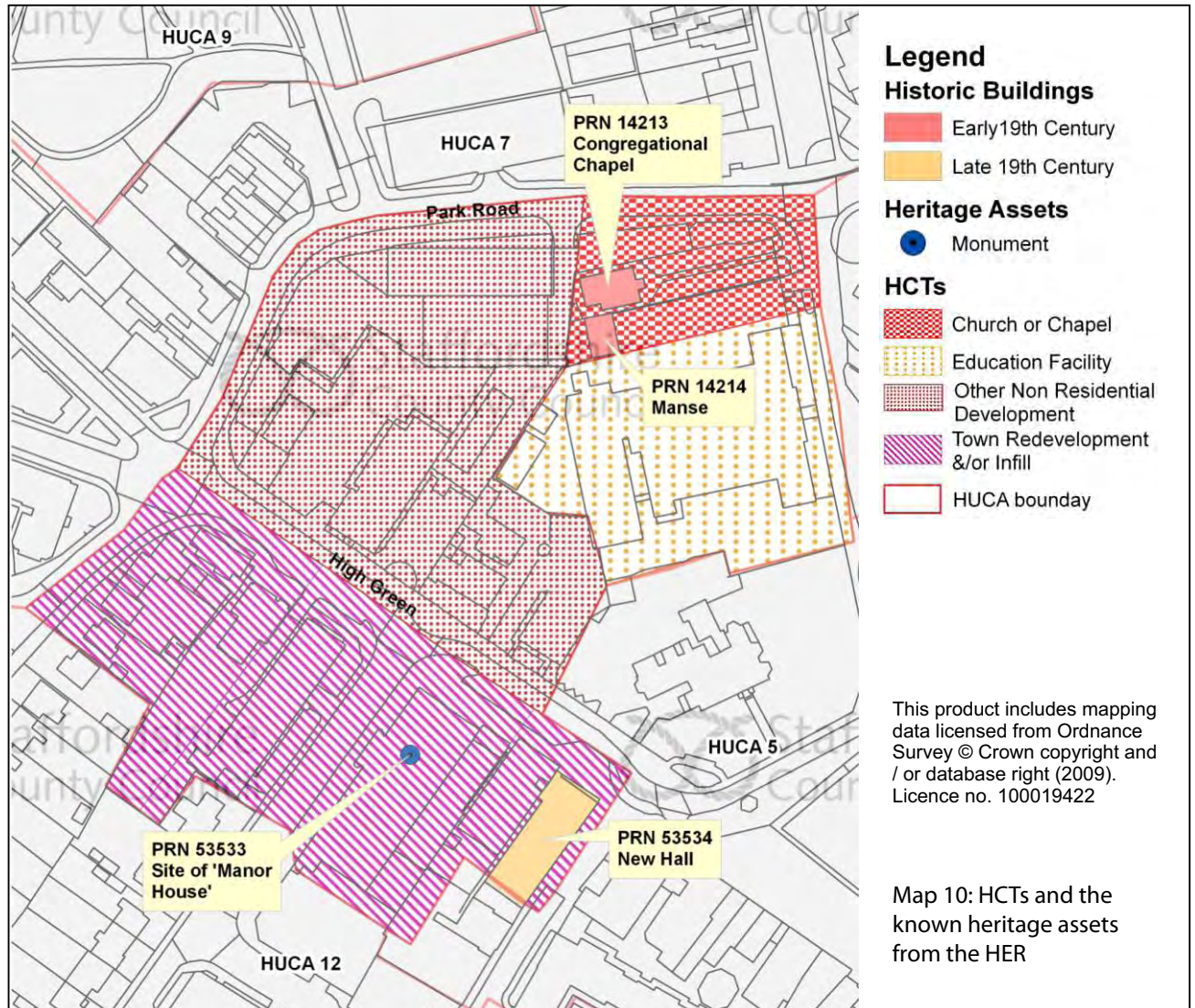
There is a high potential for below ground archaeological deposits to survive within the HUCA. There is also the potential for the historic buildings to retain architectural elements which could inform their origins and function. Where development may result in the loss of

- ◆ these heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance; this is supported in para. 128 of NPPF<sup>215</sup>.

Any appropriate development within this HUCA should look to improve the historic character and sense of place within the nearby public realm. Where this concerns work within a Conservation Area this may be achieved through consultation with the Cannock Chase District Conservation Officer. Outside of designated Conservation Areas the SCC Historic Environment Team should be consulted. Reference should also be made to the joint English

- ◆ Heritage and Department of Transport volume entitled 'Streets for All: West Midlands' and where appropriate to the SCC 'Conservation in the Highways' document<sup>216</sup>.

## 4.6 HUCA 6 – High Green and Park Street



### 4.6.1 Statement of heritage significance and built character

The character area represents a degree of piecemeal development whose legible historic assets date from the early 19th century. The street pattern forms part of two of the longer distance routes, which are of at least medieval origin. These routes converge on Cannock town centre in HUCA 5. Map 10 shows High Green leading towards Penkridge and the road lying to the east of HCTs 'Church site' and 'School/college' leading towards Stafford. However, the precise land use of the character area during the medieval period is currently unknown. The HCT 'Town redevelopment or infill' represents several episodes of redevelopment the earliest probably dating from the mid 19th century, whilst New Hall represents redevelopment in the 1890s<sup>217</sup>. The area around the 'Site of 'Manor House'' on map 10 was redeveloped during the 1930s<sup>218</sup>. During the demolition of this property earlier timber framing was revealed behind a later facade which suggested that this building had circa 1600 origins. This evidence indicates that the area to the south of High Green was settled by at least the early 17th century and possibly represents post



medieval suburban expansion. Certainly the mid 19th century maps do not suggest that burgage plots (which are synonymous with medieval town planning) had been laid out anywhere within HUCA 6.



**Plate 8:** Congregational Chapel and Manse

The 'Manor House' has been proposed as one of the possible sites of the medieval manor house, although given the peripheral nature of this site within the townscape it is perhaps the least convincing of the four options discussed in section 2.4.2.

The land between High Green and Park Road on map 10 appears to have formed paddocks by the early 19th century. However, the Congregational Church and its Manse<sup>219</sup>, both built of red brick, were located within the character area by the early 19th century and they have been recognised as being of national importance (plate 8)<sup>220</sup>. The red brick three storied Technical College was built and extended in the early 20th century and forms an impressive focal point within the townscape (plate 4). This has been recognised by its incorporation into the Cannock Town Conservation Area (124) along with the Congregational Church and Manse. The Technical College began as the County Mining College; testimony to the importance of that industry to the economy of the local area.

The HCT 'Other non-residential development' largely represents development which has occurred during the mid to late 20th century particularly to the south of Park Road. A number of buildings on the northern side of High Green survive from an initial housing expansion of this area in the early 20th century, although they are no longer in domestic use.

#### 4.6.2 Heritage values:

<p><b>Evidential value:</b> Within the character area there is the potential for the extent of the medieval and post medieval town to be clarified through the investigation of below ground archaeological deposits. This is strengthened by the number of open areas which survive within the townscape where minimal disturbance improves the survival potential of archaeological deposits. Several historic buildings also contribute to the understanding of the development of the town during the 19th and 20th century; the Congregational Church to the history of religion and the college to an understanding of the town's place in the social and economic history of the locality and even the nation during the early to mid 20th century.</p>	<p><b>High</b></p>
<p><b>Historical value:</b> There are a number of historic buildings surviving within the character area which contribute to a visual understanding of the development of the wider townscape. These include the Listed chapel and Manse, but also the undesignated buildings such as the Technical College and the public house on the corner of High Green and Dartmouth Road (to the west of the HUCA).</p>	<p><b>High</b></p>
<p><b>Aesthetic value:</b> The designation of the Cannock Town Conservation Area which covers much of the area to the north of High Green and incorporating the Congregational Chapel and Technical College reinforces the HUCA's contribution to aesthetics of the wider townscape (cf. map 4). There is little evidence of planning within the zone; rather its character is the result of piecemeal development over the centuries. However, the conservation and enhancement of these buildings would enable their continued contribution to the town's distinctive local character and would contribute to the sustainable regeneration of Cannock for the benefit of the local community.<sup>221</sup></p>	<p><b>High</b></p>
<p><b>Communal value:</b> The Congregational Church and the Technical College contribute to the communities' engagement with the historic environment within the character area.</p>	<p><b>Medium</b></p>

#### 4.6.3 Recommendations

The HUCA forms part of the town centre of Cannock, but its origins is currently unclear and there is consequently the potential for archaeological investigation to clarify these questions. The most significant historic buildings, both Listed and unlisted, all lie within the Cannock Town Conservation Area and contribute significantly to the sense of place. The heritage recommendations are therefore:

<sup>222</sup> Department for Communities and Local Government 2012. Web: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf>

<sup>223</sup> Ibid.

<sup>224</sup> Ibid.

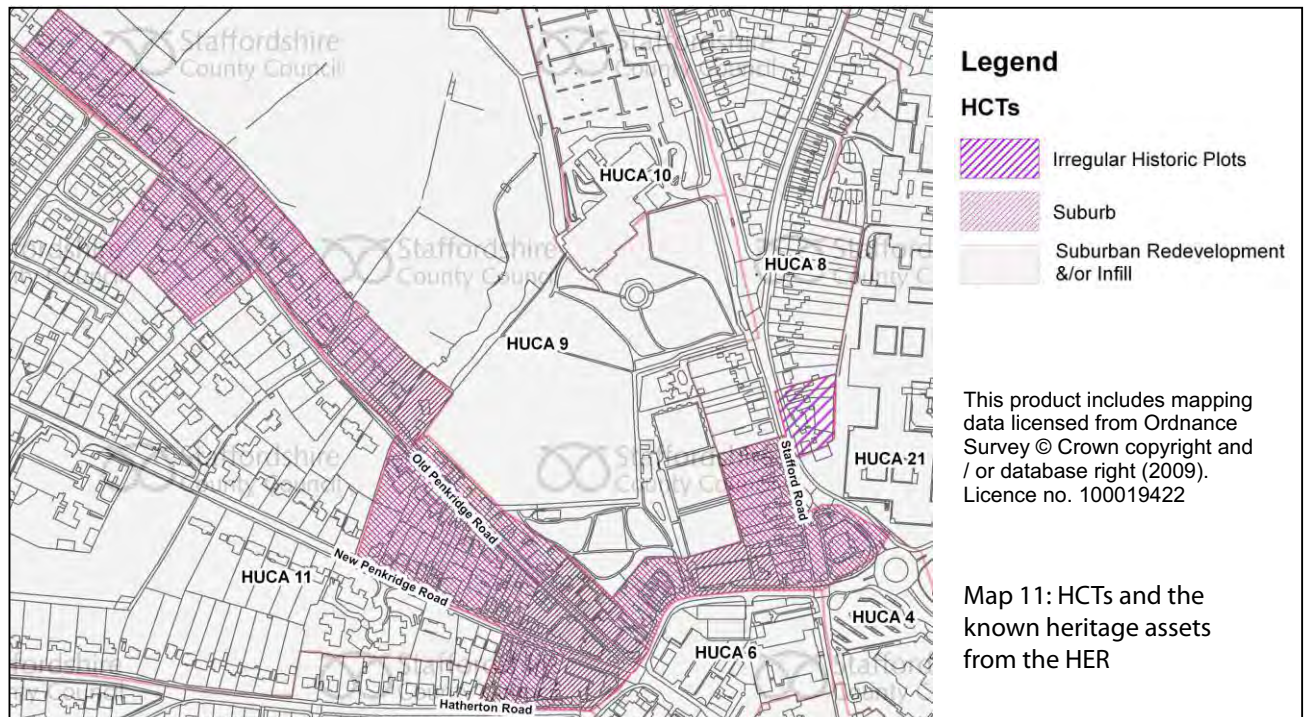
<sup>225</sup> Ibid.

<sup>226</sup> Staffordshire County Council. 2011. Web: <http://www.staffordshire.gov.uk/environment/eLand/HistoricEnvironment/BuiltEnvironment/ConservationintheHighwayGuidanceDocument2011.pdf>

- ◆ A statement of significance may be required to assess the impact of any proposed development upon the historic environment as part of any planning application to be made within this HUCA (cf. para. 128 of NPPF)<sup>222</sup>.
- ◆ The sympathetic restoration or enhancement of the historic buildings, both Listed and unlisted, would strengthen the historic character and the quality of the wider townscape and the Conservation Area for the benefit of this and future generations (Bullet Point 10 of para 17 (Core planning principles) also paras. 126 and 131 of NPPF)<sup>223</sup>.
- ◆ The heritage assets could make a positive contribution to economic regeneration of the town. In particular the promotion of the re-use of historic buildings to contribute to sustainable development is recommended (paras. 126 and 131 of NPPF). High quality design which is sympathetic to the historic built fabric is the key to retaining the local character of the area as identified in Bullet Point 4 of para. 17 (Core planning principles) of NPPF).
- ◆ The Listed Buildings and their settings are covered under para. 132 of NPPF<sup>224</sup>. Advice on any change to the buildings or their settings should be sought from the Cannock Chase District Conservation Officer in the first instance.
- ◆ There is a high potential for below ground archaeological deposits to survive within the HUCA. There is also the potential for the historic buildings to retain architectural elements which could inform their origins and function. Where development may result in the loss of these heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance; this is supported in para. 128 of NPPF<sup>225</sup>.
- ◆ Any appropriate development within this HUCA should look to improve the historic character and sense of place within the nearby public realm. Where this concerns work within a Conservation Area this may be achieved through consultation with the Cannock Chase District Conservation Officer. Outside of designated Conservation Areas the SCC Historic Environment Team should be consulted. Reference should also be made to the joint English Heritage and Department of Transport volume entitled 'Streets for All: West Midlands' and where appropriate to the SCC 'Conservation in the Highways' document<sup>226</sup>.



## 4.6 HUCA 6 – High Green and Park Street



### 4.7.1 Statement of heritage significance and built character

The character area represents the suburban growth of the town throughout the 19th and 20th centuries (map 12), which concentrates upon the existing long distance routes of the Stafford Road and the Old Penkridge Road. Map 11 identifies the area of the earliest settlement within the HUCA as being located upon the Stafford Road (HCT 'Irregular historic plots') which probably has its origins in the late post medieval origin. The surviving historic properties within this HCT are mostly small brick semi-detached and detached houses. The HCT 'Suburb' on map 11 comprises properties dating from the early to late 19th century. The earliest of these properties were constructed along the Old Penkridge Road and are also small brick built detached and semi-detached cottages. These cottages continue to make a positive contribution to the legibility of the historic environment within character area.

The later 19th century houses on map 12 are characterised by detached and semi detached properties on large plots. It is clear that this suburban growth represents an area where wealthy professionals resided from the 19th century onwards.

The late 20th and early 21st century properties within the area represent the re-development of earlier settlement and are dominated by both detached houses and apartment blocks, the latter mostly being of three stories.

There has been little archaeological or historical research carried out within this character area, although from at least the medieval period it had mostly formed part of the open field system belonging to Cannock manor (map 3). These fields were enclosed piecemeal at some time after the late 16th century (cf. 2.5.2.1).

#### 4.7.2 Heritage values:

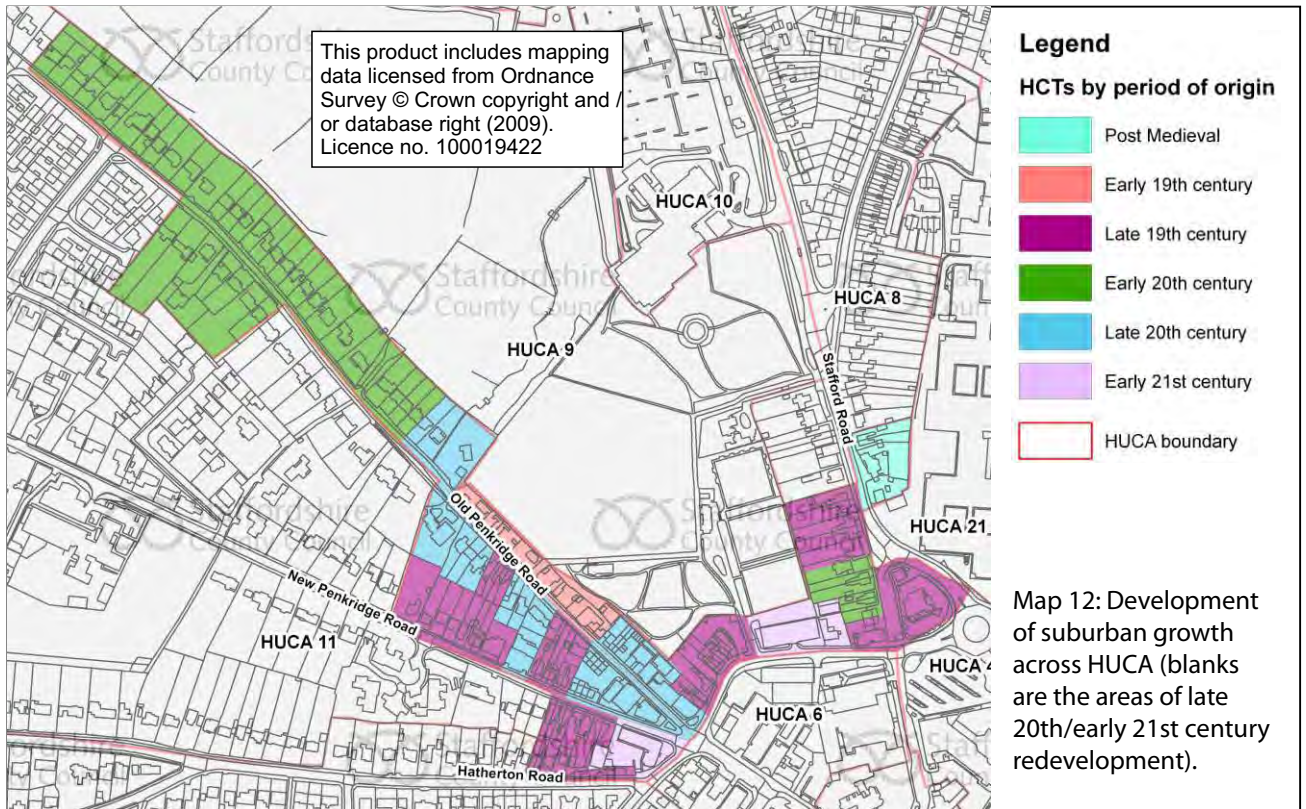
<p><b>Evidential value:</b> A study of the surviving historic buildings and the development of the suburbs within this HUCA could contribute to an understanding of the social and economic development of the town throughout the 19th and 20th centuries. The largely agricultural nature of this HUCA from at least the medieval period and its later development has probably reduced the potential for significant archaeological deposits to be present. However, there may be potential associated with the HCT 'Irregular historic plots' whose origins are not currently understood.</p>	<p><b>Medium</b></p>
<p><b>Historical value:</b> The character area comprises the historic suburbs of Cannock and the architectural styles are testimony to the historic development of the character area over a 200 year period.</p>	<p><b>High</b></p>
<p><b>Aesthetic value:</b> The character area represents the piecemeal development of suburban growth between the early 19th century and the early 21st century (see map 12). There is an overall consistent character in the built form and period of origin of the historic housing which contributes to the sense of place and consequently to the aesthetics of the HUCA. The local distinctiveness of this part of Cannock could be eroded by continued piecemeal re-development.</p>	<p><b>Medium</b></p>
<p><b>Communal value:</b> The HUCA comprises mostly domestic dwellings and the communal value, from a heritage perspective, is limited. However, an improved understanding of the contribution of the area to the historical development of the town could form part of a wider dissemination to the community and public.</p>	<p><b>Low</b></p>

#### 4.7.3 Recommendations

The survival of the historic houses which comprise some of the earliest suburbs within Cannock contributes to sense of place. Some late 20th and early 21st century re-development has occurred within the HUCA, but further piecemeal development of this nature could impact upon the local distinctiveness of this character area.

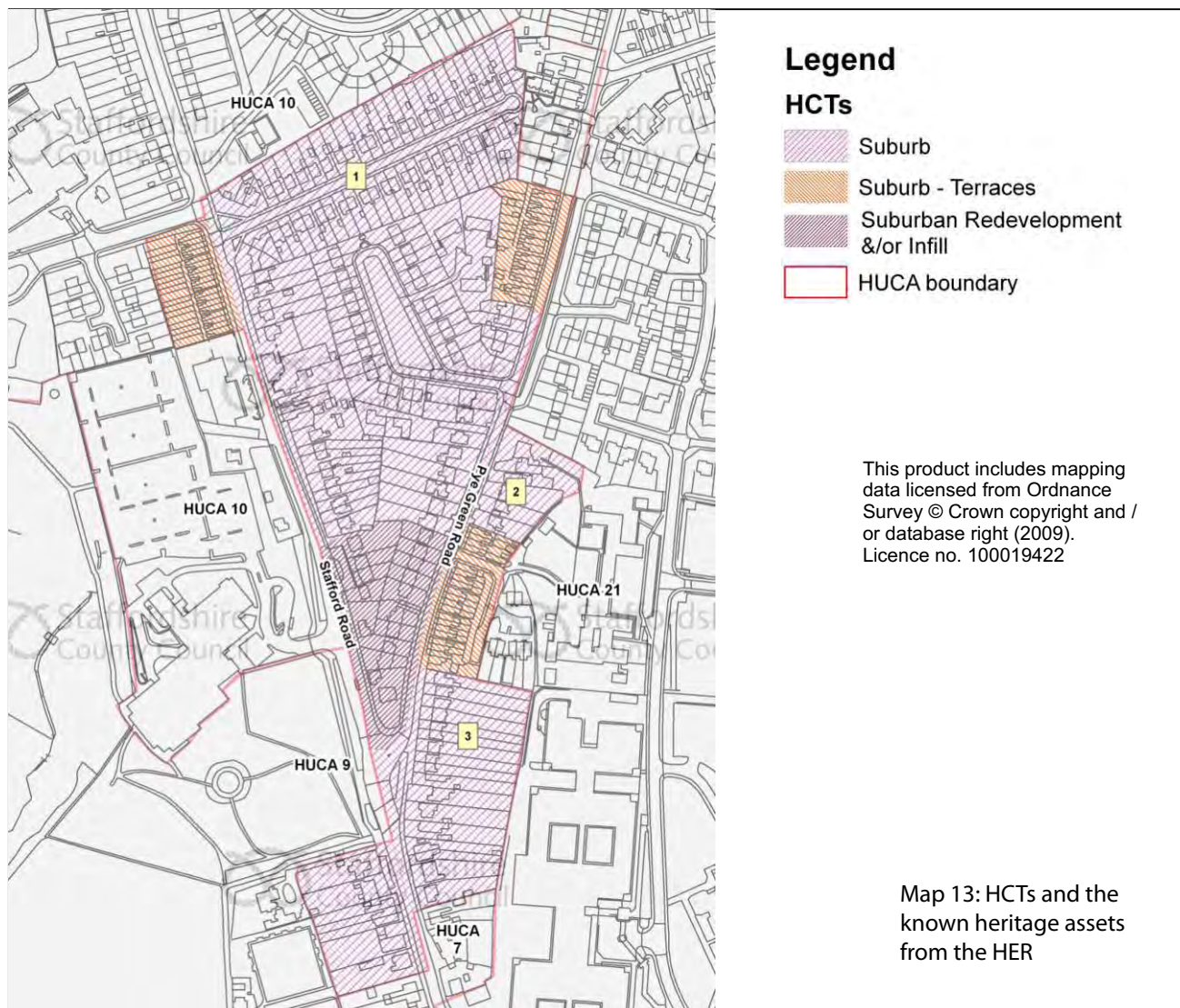
- ◆ The heritage assets could make a positive contribution to economic regeneration of the town. In particular the promotion of the re-use of historic buildings to contribute to sustainable development is recommended (paras. 126 and 131 of NPPF)<sup>227</sup>. High quality design which is sympathetic 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) of 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. 128 of NPPF<sup>228</sup>.





## 4.8 HUCA 8 – Suburban growth along Stafford Road and Pye Green Road



### 4.8.1 Statement of heritage significance and built character

The character area represents the spread of the suburbs from the late 19th century onwards along a pre-existing route. By the 1970s this area had been entirely developed with housing estates. The earliest settlement within the character area was located within the HCT 'Suburban redevelopment or infill' at the point where the Pye Green Road joins the Stafford Road (map 13). The map of Cannock manor (1845) suggests that this had become an area of probable squatter enclosure and settlement by at least the early 19th century. It appears from this map that the line of Pye Green Road may have had its origins as a drove way bringing animals down from the pasture lands on Cannock Chase to the north either into the town's market place or on to other destinations. The extent of the heathland within the character area by the medieval period is shown on map 14. The squatter settlement began to be re-developed during the late 19th century and was complete by the 1940s. By the latter date expansion of these northern suburbs was already well under way.

The earliest surviving houses are the terraces constructed along Pye Green Road which were built in the late 19th century; these were followed in the early 20th century by the two other areas of terraces shown on map 13 and by the suburbs to the south of the HUCA.

The majority of this suburban area was constructed as mostly detached and semi-detached houses. They had been built upon a field system which had been enclosed piecemeal during the post medieval period, but had originally formed part of the medieval open fields associated with Cannock manor (see map 14 and sections 2.4.3.2 and 2.5.2.1). Some of the later houses were built within specific fields and their boundaries have, as a consequence, become fossilised within the development within the areas marked 1 to 3 on map 13.

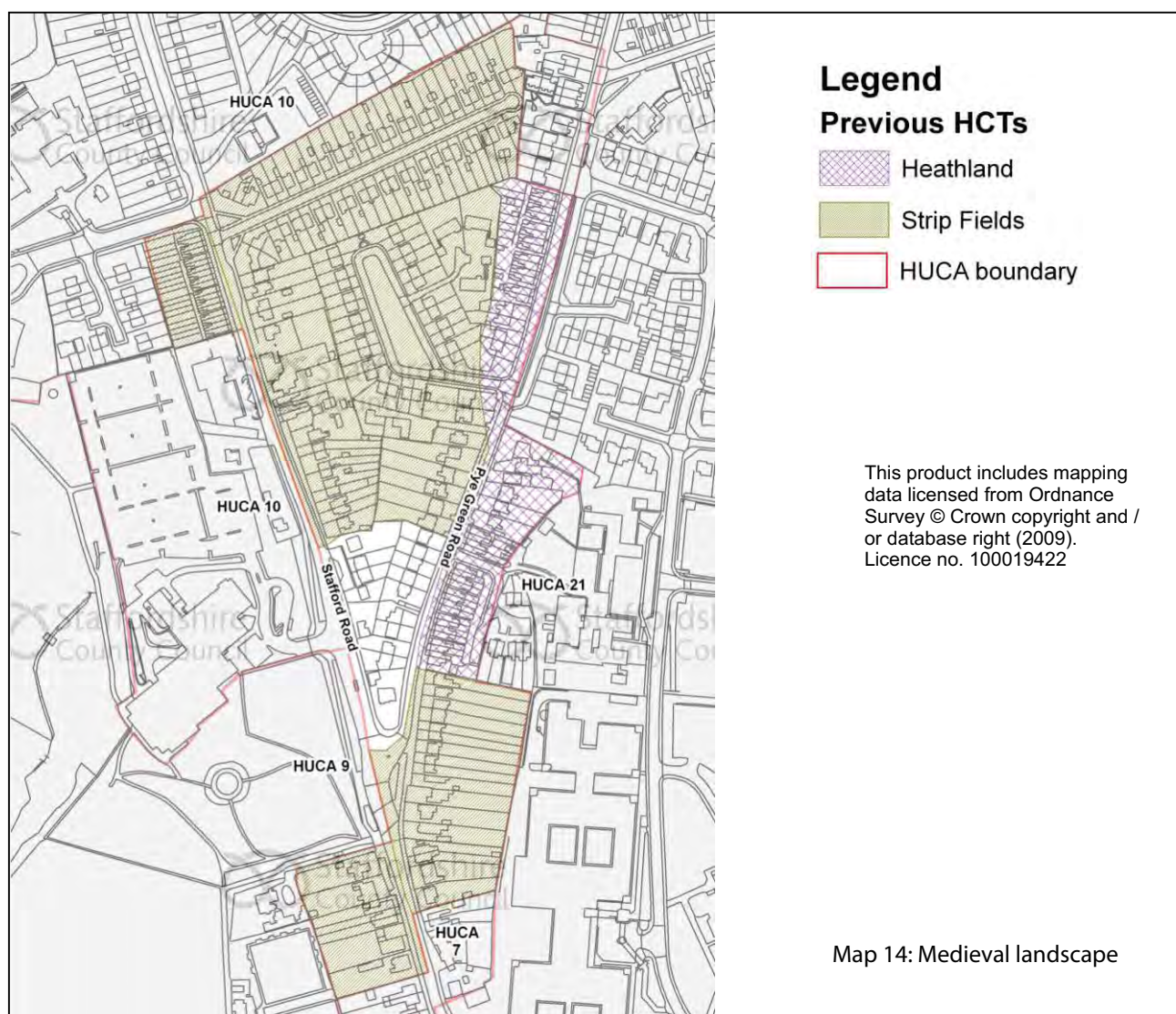
**4.8.2 Heritage values:**

<p><b>Evidential value:</b> Little archaeological or historical research has been carried out within the character area. There is the potential for below ground archaeology to elucidate the origins and nature of the squatter enclosures and settlement within the HUCA, although this will have been impacted to a degree by later development. On the whole the character area had mostly been agricultural in nature from at least the medieval period, although there is the potential for the further elucidation of the earlier economy based upon the interaction between the utilisation of the heath land and the agriculture within the character area.</p>	<p><b>Low</b></p>
<p><b>Historical value:</b> The surviving historic buildings are visible elements of the historic environment which assist the understanding of the development of the suburbs within this character area. There is some legibility of the former field systems surviving within HCT 'Suburb' (see points 1 to 3 on map 12).</p>	<p><b>Medium</b></p>
<p><b>Aesthetic value:</b> The character area is mostly the result of piecemeal development; as the earlier field system had also been. From a heritage perspective its value is limited.</p>	<p><b>Low</b></p>
<p><b>Communal value:</b> Comprises mostly domestic dwellings and from a heritage perspective its value is limited.</p>	<p><b>Low</b></p>

### 4.8.3 Recommendations

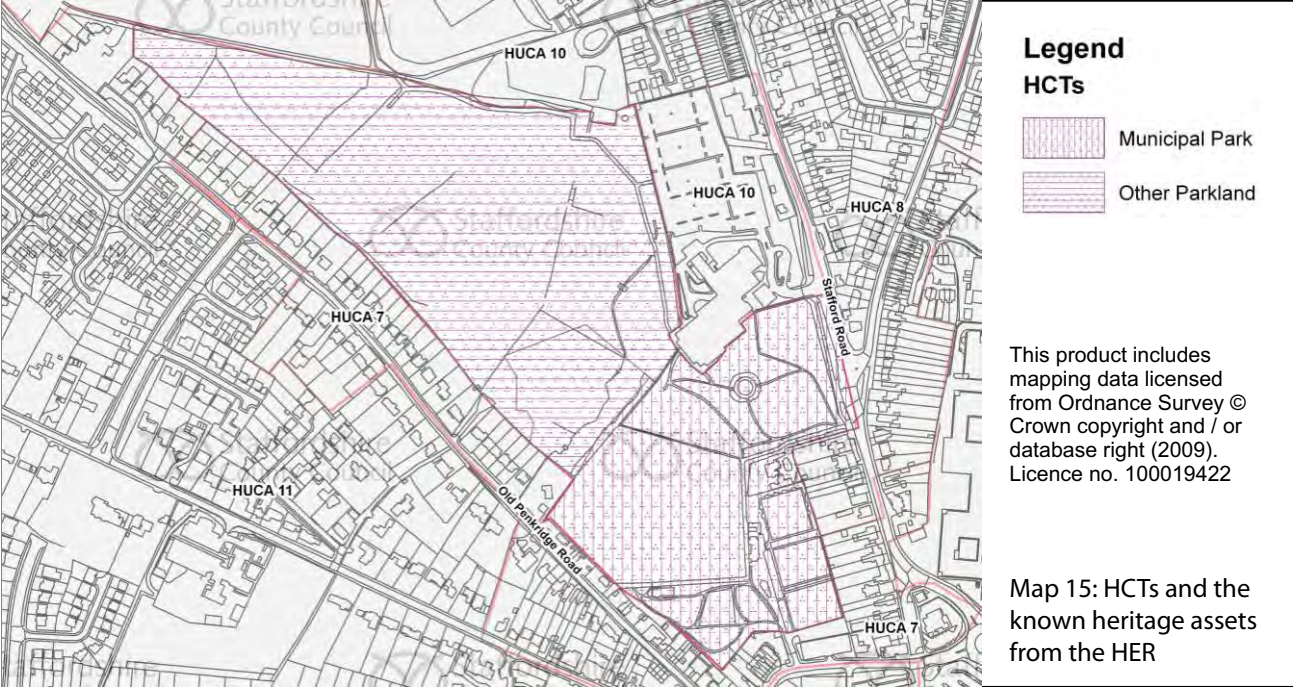
The assessment of the heritage values largely identifies few heritage interests with the exception of the surviving late 19th century terraces which indicate that the initial expansion of Cannock concentrated along the main roads out of the town centre.

- ◆ There is low potential for below ground archaeological deposits to survive within the HUCA. However, where potential is recognised as part of an individual planning application archaeological evaluation and/or mitigation may be required to fulfil para. 128 of NPPF.
- ◆ The conservation of the terraces would ensure their long-term future and contribution to the history of the town and its suburbs.





### 4.9 HUCA 9 – Cannock Park and Cannock Park Golf Course



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

Cannock Park (area of 'Municipal Park' on map 15) had been laid out by the mid 20th century and a number of features, including footpaths, survive from the original design. The golf course was created in the late 20th century and the character area as a whole provides a green lung in the western half of the town.

Both of these HCTs were created upon a landscape of piecemeal enclosure which had its origins in the post medieval period. The remains of several of these field boundaries survive within the golf course as shown on plate 12. The piecemeal enclosure had been created out of one of the medieval open fields which had probably belonged to Cannock manor.

#### 4.9.2 Heritage values:

<p><b>Evidential value:</b> There has been little archaeological or historic work carried out within the character area. The morphology of the previous field system suggests that by at least the medieval period this area had formed part of an open field system within Cannock Manor, which had been enclosed piecemeal from the late 16th century onwards. The undeveloped nature of the HUCA allows for the potential of unknown archaeological sites to survive both below and above ground.</p>	<p><b>Medium</b></p>
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<p><b>Historical value:</b> There are several surviving field boundaries, of probable post medieval origin, which are fossilised within the area of the golf course. A number of the footpaths and the pavilion within Cannock Park survive.</p>	<p><b>Medium</b></p>
<p><b>Aesthetic value:</b> The parkland of the character area has been subject to design to create the optimum leisure facilities, the earliest part of which has early/mid 19th century origins. There may be opportunities to conserve and re-instate the original design of the municipal park.</p>	<p><b>Low</b></p>
<p><b>Communal value:</b> The Municipal Park in particular is a communal space and makes an important contribution to the townscape of Cannock.</p>	<p><b>High</b></p>

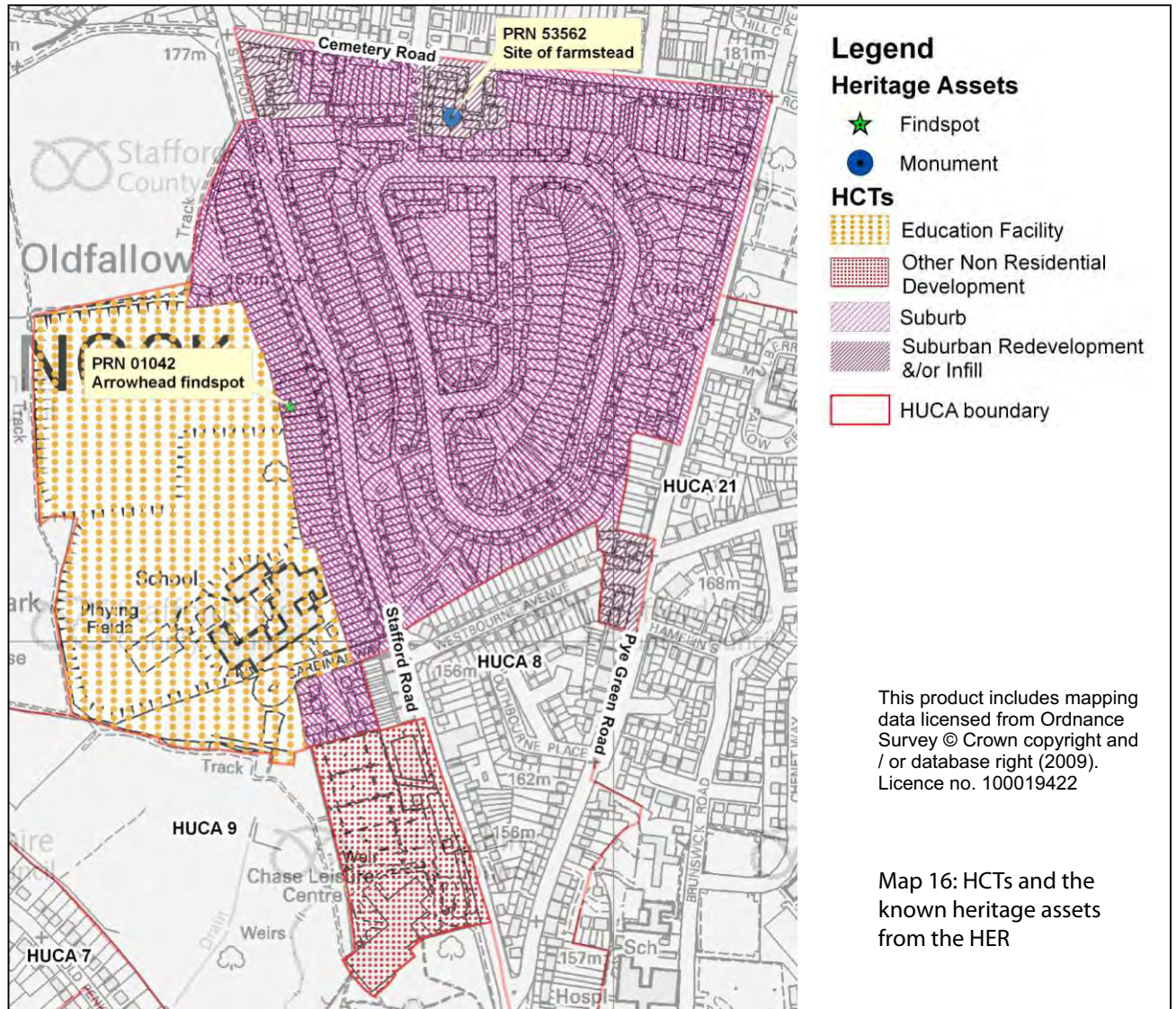


### 4.9.3 Recommendations

The assessment of the heritage values recognises that there are legible heritage assets within the HUCA. The most notable of these are the surviving field boundaries from the former post medieval piecemeal enclosure. The enhancement and restoration of the historic elements of the municipal park could contribute to the aesthetics of the HUCA.



## 4.10 HUCA 10 – North of Cannock



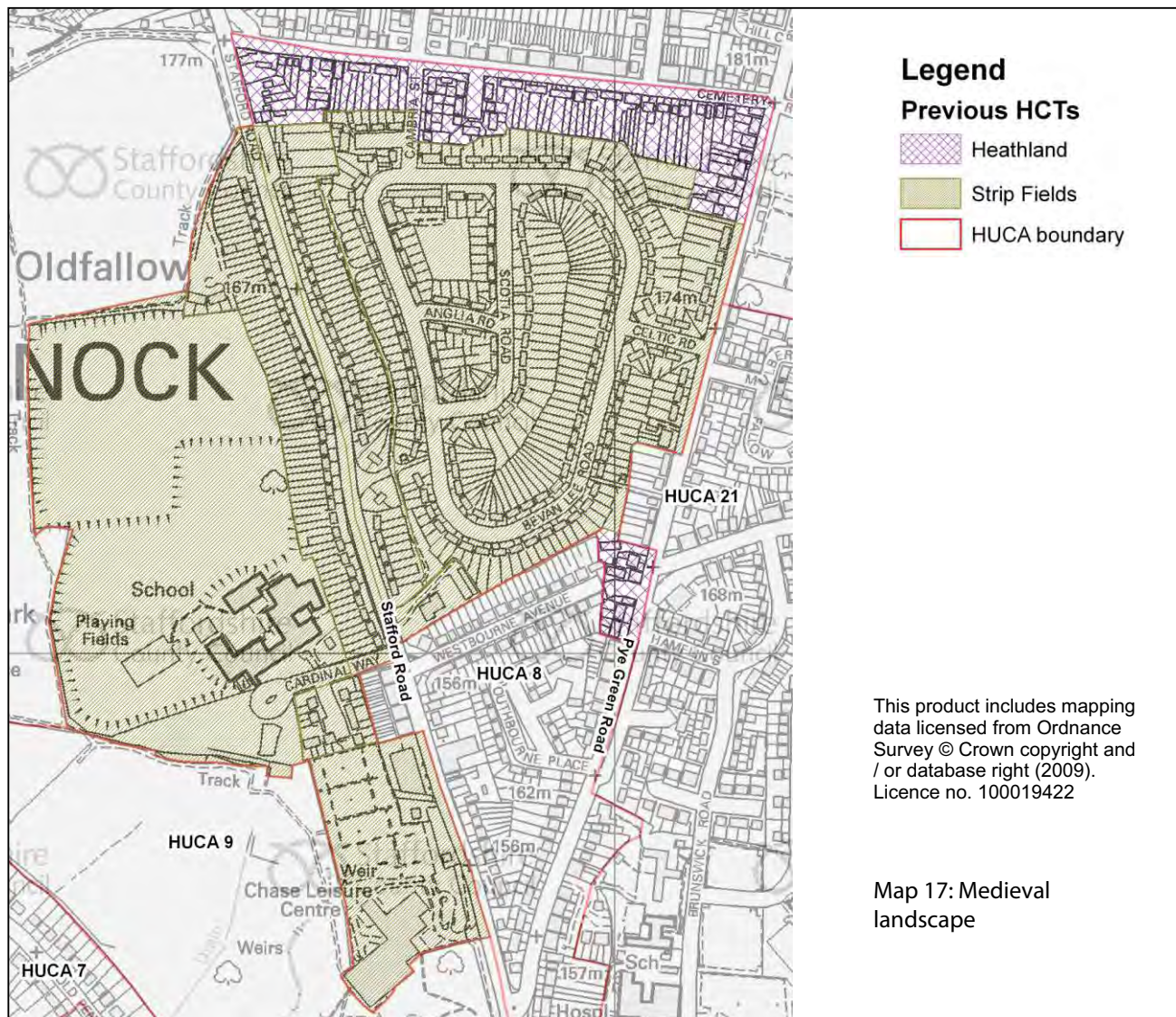
### 4.10.1 Statement of heritage significance

The HUCA had been dominated by an open field agricultural system during the medieval period and map 17 shows its extent across the character area (cf. 2.4.3.2). The open fields were enclosed piecemeal from the late 16th century onwards. Map 17 also reveals the areas where heath land was dominant within the HUCA. The heath land landscape survived within the HUCA until the later 19th century when an Act of Parliament was passed in 1868 to enclose it. Cemetery Road, which is very straight, may also have been constructed as a result of the enclosure of this landscape in the late 19th century.

The former farmstead, shown on map 16, appears to have been constructed during the late 18th/early 19th century to farm this landscape<sup>229</sup>. At this date the farmstead would have been located upon the boundary between the enclosed fieldscape to the south and the open heath land to the north, presumably to access both of these resources.



The development of the housing estates within the character area had begun in the early to mid 20th century with the construction of semi detached houses along the Stafford Road and Cemetery Road. However, suburban development accelerated following the Second World War with the construction of an estate of further semi detached houses concentrated upon the Bevan Lee, Scotia and Anglia Roads as well as the construction of the school and its playing field to the west of the character area (cf. map 16).



**4.10.2 Heritage values:**

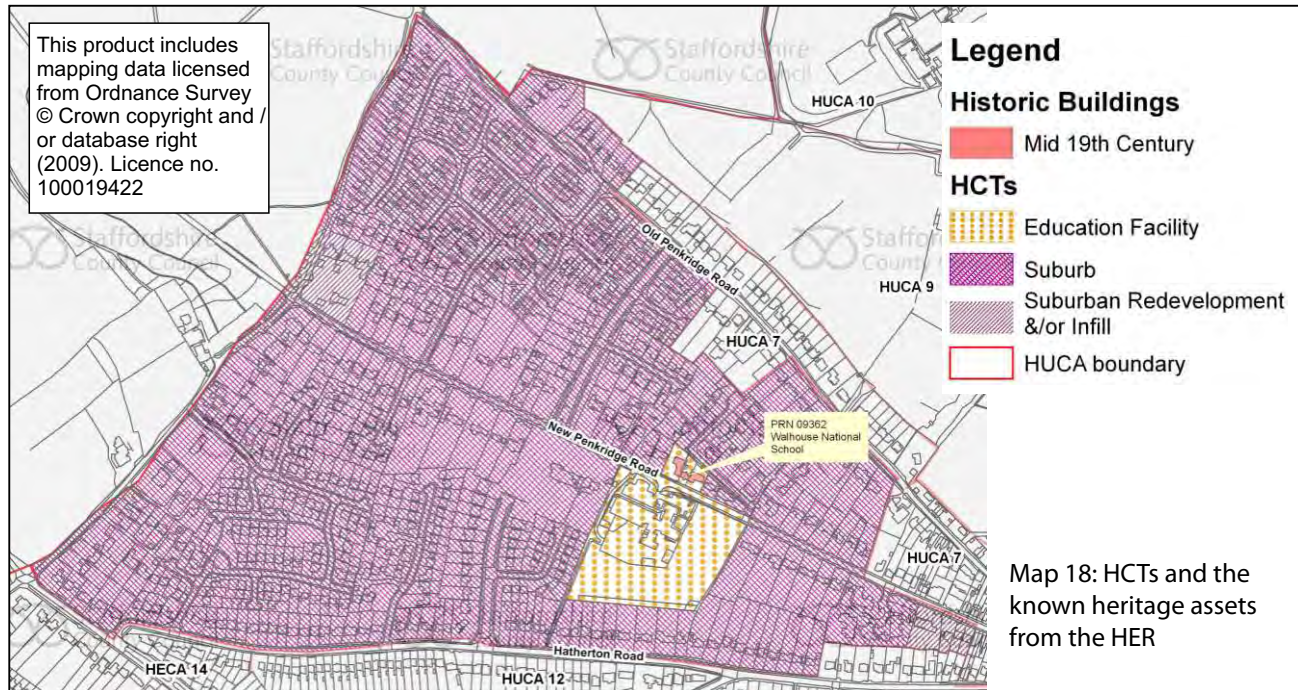
<p><b>Evidential value:</b> There has been little archaeological or historical work carried out within the character area. A Neolithic/Bronze Age arrowhead was found, but this cannot add to our understanding of the exploitation of this landscape at this period. By at least the medieval period this landscape was agricultural in nature, with one later farmstead. The intensive development and re-development of the character area would suggest that few opportunities exist for archaeological deposits to be recorded.</p>	<p><b>Low</b></p>
<p><b>Historical value:</b> There is no legibility of the heritage assets within the character area.</p>	<p><b>Low</b></p>
<p><b>Aesthetic value:</b> There are clearly elements of planning within the suburbs in the form of the road patterns and house forms. Some piecemeal re-development has occurred particularly on the site of the farmstead. From a heritage perspective its value is limited.</p>	<p><b>Low</b></p>
<p><b>Communal value:</b> Comprises mostly domestic dwellings and from a heritage perspective its value is limited.</p>	<p><b>Low</b></p>

**4.10.3 Recommendations**

No recommendations relating to the historic environment within this HUCA have currently been identified.



## 4.11 HUCA 11 – New Penkrigde Road



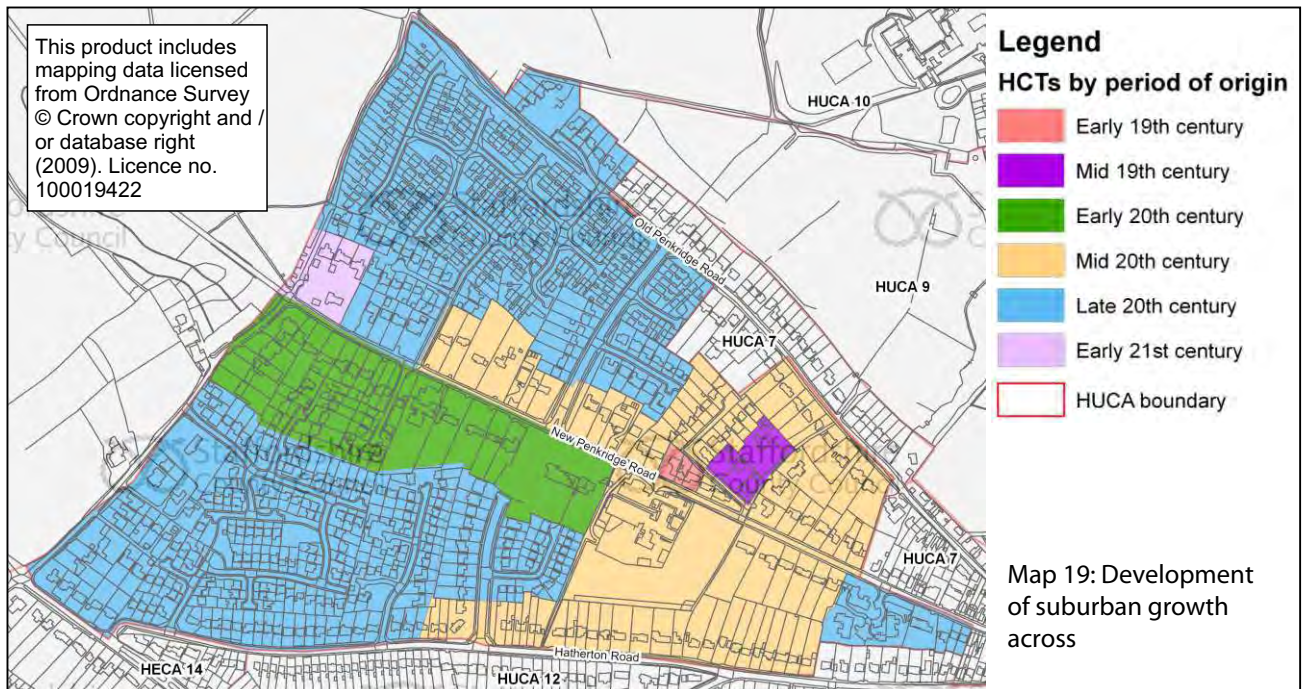
### 4.11.1 Statement of heritage significance and built character

Old Penkrigde Road and Hatherton Road represent two of the long distance routes of at least medieval origin (cf. 2.4.4), whilst the New Penkrigde Road was laid out in the early 19th century and was enacted as a turnpike road in 1828 (cf. 2.6.4.1). The Grade II Listed Walhouse National School, shown on map 18, also has its origins in the early 19th century having been built in 1828, by the mistress of Hatherton Hall<sup>230</sup>. However, the development of the school does not appear to have stimulated suburban growth during much of the 19th century (cf. map 19).

Map 19 shows that by circa 1880, however, a number of surviving large detached properties had been constructed to the north east of the school. Further large detached properties were constructed in large plots in the early and mid 20th century (map 19). The main impetus for development came in the late 20th century which, although mostly detached, also includes semi detached and apartment blocks.

Prior to 20th century suburban expansion the character area had been dominated by a piecemeal field system, which had its origins as part of the medieval open field system belonging to Cannock manor. The open fields appear to have been enclosed across the manor from the late 16th century onwards (cf. 2.5.2.1).





#### 4.11.2 Heritage values:

<p><b>Evidential value:</b> The area had been in agricultural use from at least the medieval period until the mid 20th century. The intensive development within this HUCA would suggest that few opportunities exist for archaeological deposits to be recorded.</p>	<p><b>Low</b></p>
<p><b>Historical value:</b> The story of the development of this area as a suburb of Cannock can be read within the surviving buildings. The Grade II Listed Walhouse School represents the earliest development along New Penkridge Road with which it is closely associated and the earliest surviving houses are also located in this area (see map 18).</p>	<p><b>Medium</b></p>
<p><b>Aesthetic value:</b> The character area represents the piecemeal development of the suburbs some of which survive from the 19th century including the school, which contribute to the town's local distinctiveness.</p>	<p><b>Low</b></p>
<p><b>Communal value:</b> Comprises mostly domestic dwellings and from a heritage perspective its value is limited. However, an improved understanding of the contribution of the area to the historical development of the town could form part of a wider dissemination to the community and public.</p>	<p><b>Low</b></p>

### 4.11.3 Recommendations

The assessment of the heritage values reveals that there is a generally low heritage interest within this HUCA. However, the character of the large late 19th and early 20th century houses contribute to the local distinctiveness of the town's suburbs.

- ◆ The setting of the Listed building and its setting is covered by para. 132 of NPPF. <sup>231</sup>  
Where any future development may impact upon this nationally important heritage asset the Cannock Chase District Conservation Officer should be consulted prior to any plans being submitted.
- ◆ Any significant change to the late 19th and early 20th century properties within the HUCA should be sympathetic and reflect the scale, massing, height, alignment, materials and use of the character of these historic buildings para 17 and 58 of NPPF. <sup>232</sup>