

# Cannock Chase District Council

Cannock Chase Heritage Impact Assessment

Project number: 60632019

25 September 2020

Prepared for:

Cannock Chase District Council

Prepared by:

Mark Service  
Senior Consultant  
T: 020 3043 09211  
E: mark.service@aecom.com

AECOM Limited  
Sunley House  
4 Bedford Park  
Croydon CR0 2AP

T: 020 8639 3500  
aecom.com

© 2020 AECOM Limited. All Rights Reserved.

This document has been prepared by AECOM Limited ("AECOM") for sole use of our client (the "Client") in accordance with generally accepted consultancy principles, the budget for fees and the terms of reference agreed between AECOM and the Client. Any information provided by third parties and referred to herein has not been checked or verified by AECOM, unless otherwise expressly stated in the document. No third party may rely upon this document without the prior and express written agreement of AECOM.

## Cannock Chase Heritage Impact Assessment – Contents

Methodology		Page 1
Site Ref.	Site name	Page No.
C78	Land between 155 and 135 Wimblebury Road	5
C85	Car sales and printers, Mill Street	7
C86	Land at Walsall Road, Avon Road, Hunter Road and Hallcourt Lane	11
C105	50 Park Street and Union Street	16
C107	Parking area off Warwick Close, Rumer Hill	19
C116a	Land South of the A5190, Lichfield Road	21
C120	Land at the Grange, Cannock Wood St	23
C121	Land to the rear of Longford House, Watling Street	25
C125	Land Adjacent to Newhall Farm, Lichfield Road	28
C129	Corner of Uxbridge Street & Market Street	30
C137	Land at Hayfield Hill	32
C152	26-28 Wolverhampton Road	35
C212	British Red Cross Centre Care Nursery, 27, Newhall Street	37
C259	Land adjacent to 10 Union Street, Bridgtown	39
C302	Cannock Royal British Legion, 21 Stafford Road	42
C320	CVS Buildings, Arthur Street	45
C349	1-3B Mill Street	47
C353	256 Walsall Road, Bridgtown	51
C358	63-65 Market Place	53
C366	58 North Street, Bridgtown	58
C373	Land at Court Bank Farm, Cannock Wood	61
C374	74 Hayfield Hill	64
C402	Land to the rear of 40-46 Hayfield Hill	67
C404	Land off Rugeley Road	70
C406	8, Bank House, Mill Street	73
C417	Land to rear of 6, Mill Street	76
C423	5-7, Broad Street	79
C424	1-3 Walsall Road	82
C452	66 Hayfield Hill	86
C457	108, 102-106 High Green Court	89
C462	Land at Market Street/Victoria Street	94
C495	250 Walsall Road, Cannock, WS11 0JL	97
C498	23 Walsall Road, Cannock, WS11 5BU	99
C504	Multi Storey Car Park, Market Hall and Retail Units, Church Street, Cannock	102
C505	Park Road Bus Station, Cannock	105
C507	Danilo Road Car Park, Cannock	108
C509	Park Road Offices, Cannock	111
C511	Avon Road/Hallcourt Lane, Cannock	114
C517	1 Union Street, Bridgtown, Cannock, WS11 0BY	117
CE37	Mill Street to Hednesford Street	120
CE39	Corner of Morrison's Car Park	124
CE48	10 Mill Street	127
CE70	87 High Green, Cannock, WS11 1BJ	130
N13 Part 1	Land off Norton Hall Lane and Butts Lane	135

N13 Part 2	Land off Norton Hall Lane and Butts Lane	137
N13a	Land at Norton Hall Lane and Butts Lane	139
N15	Land at Washbrook Lane	141
N18	Lime Lane/Watling Street	143
N23	Land off 71 Burntwood Road	145
N24	Land at north of Long Lane, Norton Canes (Adjacent to Norton Terrace)	147
N33	Land to the north of No.2 Hednesford Road	149
N49	Land at Norton Canes between the A5 and M6 Toll	151
N52	Land north of Norton Hall Lane	153
N57	Wyrley Grove, Lime Lane, Little Wyrley	155
N63	Land at Commonside	157
NE10	Land South of A5	159
R12	Former Garage, Bow Street	161
R23	Main Road, Brereton (between Cedar Tree Hotel and Library)	166
R25	Nursery Fields, St Michaels Road	171
R30	Lakeside smallholding, Hagley Drive	174
R38	Land at Hagley Park Farm and Jones Lane	177
R76	The Britannia Public House, 1 Brereton Road	180
R80	Former Dental Surgery, 43 Market Street	183
R112	Land between the Rising Brook and Hednesford Road	185
R114	Garage Court, St Michaels Drive	187
R133	38 Market Street	190
R134	Hagley Farm, Jones Lane, Slitting Mill	192
R139	Heron Court, Heron Street	194
R143	Rugeley Market Hall/Bus Station	198
R144	Land at Wellington Drive	202
R156	Land adjacent to Birchbrae, Chaseley Road	206
R192	27 Market Street, Rugeley, WS15 2B	208
R195	2 Elmore Lane, Rugeley, WS15 2DJ	211
R198	17 Upper Brook Street, Rugeley, WS15 2DP	215
RE18	Former Canal Warehouse, Rugeley	218
RE23	Former Brereton Colliery, Colliery Road, Rugeley	221

## **Cannock Chase Heritage Impact Assessment – Methodology**

AECOM was commissioned by Cannock Chase District Council to prepare a Heritage Impact Assessment for sites identified within the Council’s 2018 and 2020 Strategic Housing Land Availability Assessment (SHLAA) and Employment Land Availability Assessment (ELAA).

All sites identified by the SHLAA and ELAA were assessed in a two stage process. This comprised 453 potential development sites subdivided by type as follows:

SHLAA 2018 0 - 5 Year Sites:	157
SHLAA 2018 6 -15 Year Sites:	67
SHLAA 2018 Green Belt Sites:	150
SHLAA 2020 0 - 5 Year Sites:	3
SHLAA 2020 6- 15 Year Sites	12
SHLAA 2020 Restricted and excluded:	1
ELAA 2018 Available Sites:	22
ELAA 2018 Not Available Sites:	37
ELAA 2020 Town Centre Office Sites:	2
ELAA 2020 Not Readily Available Sites	2

Seven sites with identical boundaries appear on both the SHLAA and ELAA. These sites (the ELAA numbers in brackets) comprised C86 (CE46); C504 (CE73); N13 Part 1 (NE2); N13 Part 2 (NE2); N18 (NE6); N57 (NE8); and R127 (RE24). These sites were assessed once in the HIA under their SHLAA numbers.

In line with the guidance set out in Historic England Advice Note 3, the aim of the exercise was to identify those sites on which development would have the potential to harm the significance of designated and non-designated heritage assets with a view to avoiding that harm. A further aim was to identify opportunities to better reveal the significance of heritage assets through sensitive development. The objectives of the exercise were:

- To identify the heritage assets present;
- To assess the significance of those assets, their setting and the contribution of their setting to significance;
- To assess to what extent the site contributes to the significance of the asset;
- To describe the potential impact of development on the site on the asset; and
- To identify opportunities for development to maximise enhancement and minimise harm.

To aid the assessment AECOM’s GIS team prepared GIS mapping containing the following data:

- Ordnance Survey base mapping;
- SHLAA and ELAA site boundaries;
- Conservation Areas;
- Designated heritage assets;
- Staffordshire Historic Environment Record (HER) data;
- Locally Listed Buildings; and

- Chase Through Time mapping.

In the first stage of assessment, sites for which no significant impact on heritage would occur as a result of development (apart from the possibility of undiscovered archaeology) were taken out of the assessment. Sites for which it was considered development could result in impact on heritage assets, either physically or as a result of change to setting, were taken through to the next stage. These included sites where:

- A designated asset or assets (listed building or scheduled monument) was present within the site boundary;
- The site was within a conservation area;
- The site was within the setting of a designated heritage asset (listed building, scheduled monument or conservation area);
- There was a non-designated built heritage asset within the site boundary;
- There was significant non-designated archaeology within or close to the site boundary; or
- The site formed an essential part of the setting of a significant non-designated asset.

Of the 453 sites assessed, 142 fell into one or more of these categories. Prior to the second stage assessment the following site types were removed from the assessment:

- Completed sites;
- Sites located within a conservation area or within the setting of a conservation area, but with no other heritage constraints; and
- Sites containing non-designated built heritage assets of very low or negligible significance.

For sites located within a conservation area or within the setting of a conservation area, but with no other heritage constraints the requirements for new development set out in the relevant Conservation Area Management Plan Supplementary Planning Document should be brought to bear for all applications.

A total of 69 SHLAA sites and seven ELAA sites were taken through to the second stage of the assessment.

A proforma was produced to facilitate the second stage of the assessment. The site is identified at the top of each proforma by its name, type and planning reference. The proforma continues with five sections to be completed as follows:

- Identification of heritage assets;
- Significance and contribution of setting to significance;
- Potential impact of allocation on significance;
- Maximising enhancement and mitigating harm; and
- Conclusions and recommendations.

In the first section designated and non-designated heritage assets within and in proximity to the site are identified. In the case of designated heritage assets their designation and National Heritage List for England (NHLE) number is given. In the case of non-designated assets identified from HER data references their HER UID is given.

In the second section each asset is described, its significance and setting are assessed and the contribution the site makes to that significance discussed. The definitions of significance and setting used were taken from the National Planning Policy Framework (2019) and are reproduced here in full:

**Significance (for heritage policy):** *The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.*

**Setting of a heritage asset:** *The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.*

Assessment of significance was carried out in accordance with Historic England's Historic Environment Good Practice Advice in Planning Note 2 - Managing Significance in Decision-Taking (2015). Assessment of setting was carried out in accordance with Historic England's Historic Environment Good Practice Advice in Planning Note 3 (Second Edition) - The Setting of Heritage Assets (2017).

In the third section the potential impact of the site allocation on the significance of each asset is assessed and described. In most cases the potential impact is given a rating of major, moderate or minor. These ratings are defined as follows:

- Major - considerable change to the asset or its setting resulting in a loss of significance;
- Moderate – noticeable change to the asset or its setting affecting significance; and
- Minor – slight change to the asset or its setting resulting in some change to significance.

In the fourth section recommendations for the enhancement of heritage assets and mitigation of harm to them are given. Recommendations for enhancement may include the retention and/or enhancement of existing buildings; retention of existing landscape features; introduction of new landscape features; use of appropriate architectural styles and materials; and interpretation. Recommendations for mitigation may include restriction of height and massing; application of building lines; use of appropriate architectural styles and materials; screening; and historic building recording.

The final section summarises the assessment and its recommendations.

## Sources

Cannock Chase District Council 2018. Strategic Housing Land Availability Assessment. Available online at: [https://www.cannockchasedc.gov.uk/sites/default/files/cannock\\_chase\\_shlaa\\_2018.pdf](https://www.cannockchasedc.gov.uk/sites/default/files/cannock_chase_shlaa_2018.pdf)

Cannock Chase District Council 2018. Employment Land Availability Assessment. Available online at: [https://www.cannockchasedc.gov.uk/sites/default/files/cannock\\_chase\\_elaa\\_2018.pdf](https://www.cannockchasedc.gov.uk/sites/default/files/cannock_chase_elaa_2018.pdf)

Historic England. The National Heritage List for England (NHLE). Available online at: <https://historicengland.org.uk/listing/the-list/>

Historic England 2015. Historic Environment Good Practice Advice in Planning Note 2 - Managing Significance in Decision-Taking. Available at: <https://historicengland.org.uk/images-books/publications/gpa2-managing-significance-in-decision-taking/>

Historic England 2017. Historic Environment Good Practice Advice in Planning Note 3 (Second Edition) - The Setting of Heritage Assets. Available at: <https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/>

Ministry of Housing, Communities and Local Government 2019. National Planning Policy Framework.

Available online at:

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/810197/NPPF\\_Feb\\_2019\\_revised.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/810197/NPPF_Feb_2019_revised.pdf)



SITE NAME: Land between 155 and 135 Wimblebury Road

SITE TYPE: SHLAA 2018 - Green Belt Site

PLANNING REF: C78

**IDENTIFICATION OF HERITAGE ASSETS**

Type of Asset	Name and Designation of Asset
Listed Building	
Scheduled Monument	
Conservation Area	
Non-designated	Former Wesleyan Methodist Chapel

**SIGNIFICANCE AND CONTRIBUTION OF SETTING TO SIGNIFICANCE**

Name of asset	Significance (heritage value) of the asset and setting (the surroundings in which the asset is experienced)	Contribution of the site to the significance of the asset
Former Wesleyan Methodist Chapel	<p>The former chapel was built in 1870 of red brick with blue brick detail and dressings. The asset is a gabled structure with east porch and a single storey addition to the south. The elevations have been rendered, diminishing the asset's significance, but the round-arched windows to the east elevation remain. Red brick boundary walls with blue brick coping. Gate piers with pyramidal stone caps.</p> <p>The chapel has historic interest and community value as one of Cannock's former places of worship. Its setting is the Five Ways district which retains some contemporary domestic buildings however many have been taken away and replaced with modern development.</p>	The asset is wholly contained within the site. The original boundary walls add to the asset's significance.

**POTENTIAL IMPACT OF ALLOCATION ON SIGNIFICANCE**

Name of asset	Description of impact
Former Wesleyan Methodist Chapel	Development which includes demolition of the chapel would result in a total loss of significance. Development within the site to the east of the asset, retaining the chapel, would screen it from view from Hednesford Road and would diminish its significance.

### MAXIMISING ENHANCEMENT AND MITIGATING HARM

Maximising Enhancement
Retention and reuse of the former Wesleyan Chapel would preserve a building of local significance, enabling a better understanding of the growth of the area in the late 19 <sup>th</sup> century. Renovation of the asset, including removal of the modern render and partial demolition of modern additions, would better reveal the asset's architectural interest and enhance its significance. The original boundary walls and gate piers should also be retained and used in any scheme.
Mitigating Harm
Development should seek to preserve a view of the asset from Hednesford Road. Development that provided two rows of accommodation either side of a central approach to the former Wesleyan Chapel would leave the asset readable as a former non-conformist place of worship. Use of brick of the same colour as the chapel would reduce impact and mitigate harm.

### CONCLUSIONS AND RECOMMENDATIONS

Development on the site has the potential for impact on a single non-designated asset, the former Wesleyan Methodist Chapel located within the site boundary. The site contributes to the asset's significance by virtue of its historic enclosure and the boundary walls which remain. Retention and reuse of the asset would have a public benefit in preserving a building of historic interest and community value. It is recommended therefore that the asset should be retained in any scheme for development of the site and that development between it and Hednesford Road is arranged in such a way that the ability to appreciate the asset is diminished as little as possible. It is recommended that the Wesleyan Methodist Chapel is assessed for suitability for local listing following guidance contained in Historic England Advice Note 7: Local Heritage Listing (Historic England 2016).

SITE NAME: Car sales and printers, Mill Street

SITE TYPE: SHLAA 2018 - Green Belt Site

PLANNING REF: C85

**IDENTIFICATION OF HERITAGE ASSETS**

Type of Asset	Name and Designation of Asset
Listed Building	Church of St Luke (NHLE 1009338), grade II* 8 & 8a Mill Street (NHLE 1060221), grade II 10 Mill Street (NHLE 1344629), grade II
Scheduled Monument	
Conservation Area	Cannock Town Centre
Non-designated	Nos. 41 to 49 Mill Street

**SIGNIFICANCE AND CONTRIBUTION OF SETTING TO SIGNIFICANCE**

Name of asset	Significance (heritage value) of the asset and setting (the surroundings in which the asset is experienced)	Contribution of the site to the significance of the asset
Cannock Town Centre Conservation Area	<p>The Cannock Town Centre Conservation area covers the historic core of the town centred on Market Place. The area contains eleven listed buildings and two scheduled monuments including the grade II* Church of St Luke, and the White House (formerly the Council House) and its gates, railings and gate piers. Cannock was at the meeting place of several routes and a large marketplace was established at the intersection. Market Place and the bowling green it encloses form one of the three open spaces that characterise the conservation area, the others being the former grounds of the White House and the churchyard of St Luke's church.</p> <p>The conservation area is fringed by development, much of it modern, and is effectively cut off from the hinterland to the north and east by the Ringway, a modern dual carriageway road. Once inside the Ringway the historic character of the town is shown by the open spaces and the designated and non-designated built heritage assets that surround them. The large areas of</p>	<p>The site is part of the setting of the conservation area and the view from Mill Street looking north-west terminates in the mature tree planting within the churchyard of St Luke's church. Mill Street was once the main route into the town from Lichfield to the east and while subsequent road schemes have turned the road into a local route only, the view west along Mill Street is still of importance.</p> <p>Although there has been considerable modern development in the immediate vicinity of the site, principally at Morrison's on the south side of Mill Street and Pioneer House on the junction of Mill Street and Ringway, the non-designated building on the north side of Mill Street, to the west of the site, go some way to preserve the historic character of the area.</p>

	pedestrianised space and large numbers of significant trees provide a positive setting to the built heritage assets.	
Church of St Luke	<p>The Church of St Luke is a 14<sup>th</sup> and 15<sup>th</sup> century Parish church extended at its east end to a design by the Stafford architect Nicholas Joyce. A chapel was added in 1949 and a porch in 1957. The building is mainly in Perpendicular style and built of dressed and coursed local sandstone with slate roofs. The plan form is of an aisled nave with west tower and a chancel with a north-east vestry and a south-east chapel. The aisles and tower and embattled and the tower and north aisle incorporate pinnacles.</p> <p>The church has historic and architectural interest for the large amount of surviving medieval fabric. Its setting is its large churchyard extending to surrounding parts of the town including the rest of the Cannock Town Centre Conservation Area to the east. The setting also extends to the north and east, but the church has been cut off from these areas to an extent by modern road schemes including the Ringway and the modern development that followed.</p>	The site is within the setting of the church with the mature planting in the churchyard and the church tower above being apparent from Mill Street to the south. Although there has been considerable modern development in the immediate vicinity of the site, principally at Morrison's on the south side of Mill Street and Pioneer House on the junction of Mill Street and Ringway, the non-designated buildings on the north side of Mill Street (Nos. 41 to 49), to the west of the site, go some way to preserve the historic character of the area.
8 & 8a Mill Street	The building is of late 16 <sup>th</sup> century origin in roughcast with two storeys and an attic with a tiled roof. The shop front first floor windows and attic dormers are all modern. The house has historic interest as one of the oldest in Cannock. Its setting is Mill Street, the start of the medieval route to Lichfield, the historic buildings on the east side and the churchyard and site on the west side.	The site faces the asset obliquely across Morrison's car park and plays little part in its significance.
10 Mill Street	10 Mill Street is a late 18 <sup>th</sup> century two-storey house in roughcast with two hipped dormers and a tiles roof. The door, shopfront, windows and dormer are all modern. The house has historic interest. Its setting is Mill Street, the start of the medieval	The site faces the asset obliquely across Morrison's car park and plays little part in its significance.

	route to Lichfield, the historic buildings on the east side and the churchyard and site on the west side.	
Nos. 41 to 49 Mill Street	No. 41 is a former public house and may have origins prior to the 19 <sup>th</sup> century. Nos. 43 to 49 are good quality 19 <sup>th</sup> century buildings of two storeys with tiled roofs. The windows and doors are mostly modern. Nos. 45 and 49 incorporate carriage entrances, a characteristic feature of the area. The assets have historic significance and group value as an unbroken stretch of 19 <sup>th</sup> century street frontage. Their setting, once consisting of contemporary buildings on the south side of Mill Street, is now the large Morrison's car park.	The assets are located immediately to the west of the site. Their group value adds to their significance.

#### POTENTIAL IMPACT OF ALLOCATION ON SIGNIFICANCE

Name of asset	Description of impact
Cannock Town Centre Conservation Area	The site is approximately 140m east of the boundary of the conservation area which at this point is characterised by the courtyard of the Church of St Luke. Development on the site at the prevailing height of two storeys will slightly change the approach to the conservation area but will have only a minor impact on the conservation area.
Church of St Luke	The site is approximately 140m east of the churchyard and 180m from the church itself. Development on the site at the prevailing height of two storeys will slightly change the asset's setting, but will have a very minor impact on the asset.
8 & 8a Mill Street	The site is approximately 135m east of the asset. Development on the site at the prevailing height of two storeys will have a negligible impact on the asset's significance.
10 Mill Street	The site is approximately 120m east of the asset. Development on the site at the prevailing height of two storeys will have a negligible impact on the asset's significance.
Nos. 41 to 49 Mill Street	The site is located just to the east of the assets on the same side of the road and development on it has the capacity for moderate impact.

#### MAXIMISING ENHANCEMENT AND MITIGATING HARM

Maximising Enhancement
When travelling west on Mill Street the viewer's eye is drawn to the prominent signage of the car wash on the site, the impact of this should be reduced/removed in any scheme coming forward on the site. Building to the current building line would channel the view towards the west end of the street and the conservation area, enhancing the setting and the viewer's experience while approaching it. Development up to the building line would fill the gap at the east end of this row of non-designated built heritage assets, returning the north side of the street to something

approaching its former state and enhancing the significance of the assets. Use of gaps between buildings in the Mill Street façade or use of carriage entrances within individual buildings which is a feature of the area should be encouraged in any new development.

Mitigating Harm

The prevailing height of two storeys should be adhered to in order to avoid an anomalous tall building at the centre of the street. The roof line and regular window placement of Nos. 45 to 49 should be carried through to any new development. Traditional design should be employed. While brick is the prevailing building material in the immediate area, the majority of the buildings are rendered and painted white and a similar treatment to buildings on the site would minimise impact.

**CONCLUSIONS AND RECOMMENDATIONS**

The site is within the setting of Cannock Town Centre Conservation Area and three designated assets. While development on the site would have a minor impact on these assets, a high quality design that sensitively referenced the existing building line, roof line and window placement of the existing Nos. 45 to 49 Mill Street would enhance the setting of the conservation area as it is approached from the east of the town. Such development could also enhance the setting of the non-designated 19<sup>th</sup> century assets immediately to the west of the site.

SITE NAME: Land at Walsall Road, Avon Road, Hunter Road and Hallcourt Lane

SITE TYPE: SHLAA 2018 - Green Belt Site

PLANNING REF: C86

**IDENTIFICATION OF HERITAGE ASSETS**

Type of Asset	Name and Designation of Asset
Listed Building	Church of St Luke (NHLE 1009338), grade II* Railings and gates at south side of St Luke's Churchyard (NHLE 1295002), grade II
Scheduled Monument	
Conservation Area	Cannock Town Centre
Non-designated	Electric Palace Picture House Late 19 <sup>th</sup> century houses

**SIGNIFICANCE AND CONTRIBUTION OF SETTING TO SIGNIFICANCE**

Name of asset	Significance (heritage value) of the asset and setting (the surroundings in which the asset is experienced)	Contribution of the site to the significance of the asset	
Cannock Town Centre Conservation Area	The Cannock Town Centre Conservation area covers the historic core of the town centred on Market Place. The area contains eleven listed buildings and two scheduled monuments including the grade II* Church of St Luke, and the White House (formerly the Council House) and its gates, railings and gate piers. Cannock was at the meeting place of several routes and a large marketplace was established at the intersection. Market Place and the bowling green it encloses form one of the three open spaces that characterise the conservation area, the others being the former grounds of the White House and the churchyard of St Luke's church.	The site is adjacent to the boundary of the conservation area being at the northern end of the A34 Walsall Road which remains one of the main routes into and out of Cannock. The site is an important part of this approach to the centre of Cannock and contains a number of buildings that make a positive contribution to the conservation area as defined by the Cannock Town Centre Conservation Area Management Plan SPD.	

	<p>The conservation area is fringed by development, much of it modern, and effectively cut off from the hinterland to the north and east by the Ringway, a modern dual carriageway road. Once inside the Ringway the historic character of the town is shown by the open spaces and the designated and non-designated built heritage assets that surround them. The large areas of pedestrianised space and large numbers of significant trees provide a positive setting to the built heritage assets.</p>		
<p>Church of St Luke</p>	<p>The Church of St Luke is a 14<sup>th</sup> and 15<sup>th</sup> century Parish church extended at its east end to a design by the Stafford architect Nicholas Joyce. A chapel was added in 1949 and a porch in 1957. The building is mainly in Perpendicular style and built of dressed and coursed local sandstone with slate roofs. The plan form is of an aisled nave with west tower and a chancel with a north-east vestry and a south-east chapel. The aisles and tower and embattled and the tower and north aisle incorporate pinnacles.</p> <p>The church has historic and architectural interest for the large amount of surviving medieval fabric. Its setting is its large churchyard extending to surrounding parts of the town including the rest of the Cannock Town Centre Conservation Area to the east. The setting also extends to the north</p>	<p>Although the site is only approximately 130m from the church it is largely screened from it by intervening built form. The site is visible from within the church's setting especially on Church Street and Mill Street where it plays a secondary role to those areas closer in on account of its location on the far side of the ring road.</p>	



	and east, but the church has been cut off from these areas to an extent by modern road schemes including the Ringway and the modern development that followed.		
Railings and gates at south side of St Luke's Churchyard	A pair of late 18 <sup>th</sup> or early 19 <sup>th</sup> century wrought iron gates with a single gate either side. The gates are interspersed by four openwork posts with domes fluted caps with urn finials. The gates have aesthetic interest and historic interest as part of the development of the churchyard. The gate's setting is the Church of St Luke and its churchyard.	While there is a view between the site and the listed gates the site plays no role in their setting, the overriding relationship being that between the gates and the churchyard and church.	
Electric Palace Picture House	The Electric Palace Picture House opened in April 1914 as the Picture Palace and is shown on the 1915 25in Ordnance Survey map (published 1918) as Picture Theatre. The cinema was designed by the Wednesbury architect C.W.D. Joynson and is constructed of red brick. It has historic interest as an early 20 <sup>th</sup> century picture house that has been in operation almost continuously for over 100 years. The asset is recognised by the Cannock Town Centre Conservation Area Management Plan SPD as significant buildings of positive impact. The modern extension to the rear of the building is of no interest.  The asset's setting is the junction of Walsall Road, Avon Road, Church Street and Mill Street which is	The Picture Palace and the buildings flanking it are entirely within the site.	

	characterised by retail outlets.		
Nos. 6-10 even and 14-22 even Walsall Road	Nos. 6-10 and 14-22 are two rows of late 19 <sup>th</sup> or early 20 <sup>th</sup> century houses with shopfronts. All are of brick construction and either rendered or clad to the street elevation apart from Nos. 8 and 10 which are in brick. The assets have historic interest as part of the late 19 <sup>th</sup> -early 20 <sup>th</sup> century development of the town and are recognised by the Cannock Town Centre Conservation Area Management Plan SPD as significant buildings of positive impact. Their setting is the junction of Walsall Road, Avon Road, Church Street and Mill Street which is characterised by retail outlets.	The buildings are entirely contained within the site.	

**POTENTIAL IMPACT OF ALLOCATION ON SIGNIFICANCE**

<b>Name of asset</b>	<b>Description of impact</b>
Cannock Town Centre Conservation Area	The site is located next to one of the main routes into Cannock and development on it will have an impact on the conservation area by changing the approach to it, either positively or negatively. This impact will be low if the buildings fronting Walsall Road are retained. Should demolition and replacement of those buildings be proposed this has the potential to negatively impact the conservation area.
Church of St Luke	The site has a very minor role in the setting of the church and development on the site at a height and massing that respects the surroundings will have only a minor impact.
Electric Palace Picture House	The asset is a positive building and should be retained in any scheme. Development on the site to the south of it will have no impact on its significance.
Nos. 6-10 (even) and 14-22 (even) Walsall Road	The assets are positive buildings and should be retained in any scheme. Development on the site to the south of them will have no impact on their significance.

### MAXIMISING ENHANCEMENT AND MITIGATING HARM

Maximising Enhancement
The Electric Palace Picture House is a non-designated asset of local or even regional significance and its renovation would have public benefits in the preservation of a building of historic and community value. Renovation of this building and Nos. 6-10 (even) and 14-22 (even) Walsall Road which flank it would not only improve the assets themselves, but would improve the setting of the Cannock Town Centre Conservation Area in a sensitive location on one of its main approaches. Development on the western boundary of the site along Avon Road has the potential to improve the setting of the conservation area (currently a car park) on the approach from the south if high quality design to a maximum of 2 to 2 ½ storeys is used.
Mitigating Harm
Retention of the buildings on Walsall Road to the north of the site and low rise development on the south of the site would minimise harm to the conservation area.

### CONCLUSIONS AND RECOMMENDATIONS

Development on the site has the potential to remove a significant non-designated asset and change the setting of the Cannock Town Centre Conservation Area. It is recommended that the Electric Palace Picture House and Nos. 6-10 (even) and 14-22 (even) Walsall Road are retained by any scheme and that a sensitive approach is used on the western boundary of the site on Avon Road. It is also recommended that the Electric Palace Picture House is assessed for its suitability for local listing following guidance contained in Historic England Advice Note 7: Local Heritage Listing (Historic England 2016). Retention of these buildings would screen much of the rest of the site from the conservation area and built heritage assets within it. The site can accommodate a broad range of architectural styles and the use of a high-quality contemporary design would be acceptable along the Avon Road boundary.

SITE NAME: 50 Park Street and Union Street

SITE TYPE: SHLAA 2018 6 -15 Year Site

PLANNING REF: C105

**IDENTIFICATION OF HERITAGE ASSETS**

Type of Asset	Name and Designation of Asset
Listed Building	
Scheduled Monument	
Conservation Area	North Street Bridgtown
Non-designated	50 Park Street

**SIGNIFICANCE AND CONTRIBUTION OF SETTING TO SIGNIFICANCE**

Name of asset	Significance (heritage value) of the asset and setting (the surroundings in which the asset is experienced)	Contribution of the site to the significance of the asset
50 Park Street	50 Park Street is a mid-19 <sup>th</sup> century house standing at the apex of Park Street and Union Road. Construction is in red brick with stone cills and lintels and a tiled roof. The chimney stacks have been removed apart from on the eastern back addition. The main range faces south with central and eastern back additions running north. Historic Union Road sign on the east return of the main range. Part of the boundary wall to Park Street is contemporary but the gabled and catslide additions attached to it are later and the addition to the west is modern as are the industrial buildings to the north.	The asset is wholly contained within the site. The northern part of the site is mostly covered by industrial buildings and does not contribute to the asset's significance.
North Street Bridgtown Conservation Area	Bridgtown developed in the late 1870s as an industrial settlement, in particular for the manufacture of 'edge tools.' The area was built up around the existing road network with Watling Street and Walsall Road (turnpiked in 1766 and 1793 respectively) meeting just to the south-west at Churchbridge. The Churchbridge Branch of the Staffordshire and Worcester Canal opened in 1839 and the Cannock Extension in 1863. The South Staffordshire railway line was extended through Churchbridge and Cannock in 1858.	The site is approximately 120m from the conservation area and occupies a gateway position at the entrance to Union Street.

	<p>The settlement was developed to a regular plan with individual plots being developed by different builders. The conservation area is centred on the central section of North Street, between the junction of Broad Street and Church Street, to the south, and Longford Road and Union Street, to the north. The area remains the settlement's retail hub and is characterised by two-storey brick buildings, detached, semi-detached and in terraces, many with historic shop fronts.</p>	
--	---	--

**POTENTIAL IMPACT OF ALLOCATION ON SIGNIFICANCE**

Name of asset	Description of impact
50 Park Street	Development that included demolition of the asset would result in a total loss of significance. Development on the northern part of the site replacing the current, modern industrial buildings would not reduce the asset's significance.
North Street Bridgtown Conservation Area	Development on the site has the potential to change the setting of the conservation area on the approach from the south-east along Union Street.

**MAXIMISING ENHANCEMENT AND MITIGATING HARM**

Maximising Enhancement
Retention of 50 Park Street would preserve a non-designated asset of local significance that stands in a prominent position at the apex of Park Street and Union Street. Renovation of the asset including replacement of the uPVC windows, partial demolition of unsuitable additions to the house, demolition of the industrial buildings to the rear of the house and landscaping of the area to the front of the house would enhance the asset by better revealing its architectural interest. It would also enhance the setting of the North Street Bridgtown Conservation Area to the north-west.
Mitigating Harm
Development to the rear of the site to the prevailing height of two storeys and spaced suitably from the asset would allow appreciation of the asset from Park Street and Union Road. While some buildings in the area are rendered 50 Park Street is not and it is considered that the use of brick for any new development would minimise harm.

**CONCLUSIONS AND RECOMMENDATIONS**

<p>It is considered that the existing building on the site, 50 Park Street is of sufficient quality to warrant its retention and that this would be of public benefit for the preservation and reuse of an historic building in a prominent position of the approach to a conservation area that adds character to its surroundings. It is recommended therefore that the building is retained in any scheme for the site, that the modern and industrial additions are demolished and that</p>
---

development is restricted to the northern part of the site to maximise the potential for appreciation of the asset. It is recommended that 50 Park Street is assessed for its suitability for local listing following guidance contained in Historic England Advice Note 7: Local Heritage Listing (Historic England 2016).

SITE NAME: Parking area off Warwick Close, Rumer Hill

SITE TYPE: SHLAA 2018 6 -15 Year Site

PLANNING REF: C107

**IDENTIFICATION OF HERITAGE ASSETS**

Type of Asset	Name and Designation of Asset
Listed Building	Cannock Mill (NHLE 1060220), grade II Cannock Mill House (NHLE 1180330), grade II
Scheduled Monument	
Conservation Area	
Non-designated	

**SIGNIFICANCE AND CONTRIBUTION OF SETTING TO SIGNIFICANCE**

Name of asset	Significance (heritage value) of the asset and setting (the surroundings in which the asset is experienced)	Contribution of the site to the significance of the asset
Cannock Mill	<p>Cannock Mill is an 18<sup>th</sup> century building, probably with 17<sup>th</sup> century origins. The red brick mill is three storeys high with casement windows with cambered heads, a sack door with stone steps below and a tiled roof. The two-storey range attached to the south gable end is a later addition. The mill has historic interest as an 18<sup>th</sup> century corn mill still in use, and archaeological interest for the retention of its machinery.</p> <p>The mill pond has been filled in and the mill's setting is now the grade II listed Cannock Mill House and the non-designated Mill Farm and Mill Farm Cottage with which the mill forms a group.</p>	<p>Although the site is only located approximately 80m south of the asset it is largely screened from it by the ASDA supermarket on the south side of the A5190 Lichfield Road. The mill and its associated buildings can be seen from the western part of the site, but the site does not form an important part of the setting.</p>
Cannock Mill House	<p>A three-storey house of probable late 18<sup>th</sup> century date. The walls are finished in roughcast with sash windows with cambered heads and a tiled roof. The house has historic interest and its setting is the grade II listed Cannock Mill and the non-designated Mill Farm and Mill Farm Cottage with which it forms a group.</p>	<p>Although the site is only located approximately 80m south of the asset it is largely screened from it by the ASDA supermarket on the south side of the A5190 Lichfield Road. The mill and its associated buildings can be seen from the western part of the site, but the site does not form an important part of their setting.</p>

**POTENTIAL IMPACT OF ALLOCATION ON SIGNIFICANCE**

Name of asset	Description of impact
Cannock Mill	Development on the site of a comparable height to the surrounding buildings will be seen from the mill in the context of the built environment behind. Development on the site will not alter the relationship between the asset and the other buildings in the group and impact on the significance of the asset will be negligible.
Cannock Mill House	Development on the site of a comparable height to the surrounding buildings will be seen from the mill in the context of the built environment behind. Development on the site will not alter the relationship between the asset and the other buildings in the group and impact on the significance of the asset will be negligible.

**MAXIMISING ENHANCEMENT AND MITIGATING HARM**

Maximising Enhancement
No opportunities for maximising enhancement of the assets have been identified.
Mitigating Harm
Restricting development to the prevailing height of two storeys would ensure that development is seen from the site in the context of the built environment to the south. Some screening is in place in the form of deciduous planting along the northern boundary of the site and improvement to this screening would soften the impact of any development when viewed from the assets.

**CONCLUSIONS AND RECOMMENDATIONS**

Development on the site does not have the potential for more than a low impact on the assets. A combination of restricting the height of any development on the site and enhancing the existing screening to the north of the site would ensure that impact is negligible. The site can accommodate a range of architectural styles.
--



SITE NAME: Land South of the A5190, Lichfield Road

SITE TYPE: SHLAA 2018 - Green Belt Site

PLANNING REF: C116a

**IDENTIFICATION OF HERITAGE ASSETS**

Type of Asset	Name and Designation of Asset
Listed Building	New Hall Farmhouse (NHLE 1344628), grade II
Scheduled Monument	
Conservation Area	
Non-designated	

**SIGNIFICANCE AND CONTRIBUTION OF SETTING TO SIGNIFICANCE**

Name of asset	Significance (heritage value) of the asset and setting (the surroundings in which the asset is experienced)	Contribution of the site to the significance of the asset
New Hall Farmhouse	<p>Newhall Farmhouse is a late 18<sup>th</sup> century red brick house of two storeys plus attic with timber casement windows with cambered heads and false stone quoins. The hipped roof is tiled and has brick stacks.</p> <p>The house has historic interest as a reasonably sized farmhouse which retains some of its former outbuildings albeit in amended form. In the 18<sup>th</sup> and early 19<sup>th</sup> centuries the house stood isolated in an agricultural landscape. In the direction of the site this landscape remains, but to the north the late 20<sup>th</sup> century development of Hawks Green has encroached close to the asset and eroded the once agricultural setting on that side.</p>	<p>The site forms part of the farmhouse's original agricultural setting. As this has been eroded to the north by modern development the site plays an important part of the asset's setting and significance.</p>

**POTENTIAL IMPACT OF ALLOCATION ON SIGNIFICANCE**

Name of asset	Description of impact
New Hall Farmhouse	<p>Development on the site has the potential to impact considerably on the asset. The site is however separated from the asset by the A5190 Lichfield Road and screened from it by an area of woodland within the site. The site is large enough in size to allow for mitigation by means of a redrawn boundary.</p>

**MAXIMISING ENHANCEMENT AND MITIGATING HARM**

Maximising Enhancement
No opportunities for enhancement have been identified at the site.
Mitigating Harm
The site covers a large area to the south of the A5190 Lichfield Road terminating at a point south-east of the grade II listed New Hall Farmhouse. Development on the site has the potential to change the setting of the listed building resulting in a loss of significance and great weight should be given to the preservation of the setting in order to maintain significance. Retention of the wooded area should be a priority as should screening by planting along the rest of the northern boundary of the site on the south side of the A5190 Lichfield Road.

**CONCLUSIONS AND RECOMMENDATIONS**

Development on the site has the potential to change the setting of the grade II listed New Hall Farmhouse, further eroding its agricultural nature, resulting in a loss of significance. It is strongly recommended that the area of woodland to the south-east of the asset is retained within any scheme as a public amenity area and that further screening is put in place along the south side of the A5190 Lichfield Road to mitigate harm. With such screening in place the site would be able to accommodate a range of architectural styles.

SITE NAME: Land at the Grange, Cannock Wood St

SITE TYPE: SHLAA 2018 - Green Belt Site

PLANNING REF: C120

**IDENTIFICATION OF HERITAGE ASSETS**

Type of Asset	Name and Designation of Asset
Listed Building	
Scheduled Monument	
Conservation Area	
Non-designated	Outbuildings and cottage to the former Cannockwood House Grange Residential Care Home, formerly Cannockwood House

**SIGNIFICANCE AND CONTRIBUTION OF SETTING TO SIGNIFICANCE**

Name of asset	Significance (heritage value) of the asset and setting (the surroundings in which the asset is experienced)	Contribution of the site to the significance of the asset
The Grange	<p>The Grange was built in the 19<sup>th</sup> century as Cannockwood House and when first built was the home of the Managing Director of the Cannock &amp; Rugeley Colliery Company. Two storeys plus attic, rendered or painted and with a tiled roof. The main range faces north and has two south facing gables with attic windows. Modern additions include a single storey on the south elevation and a two-storey east wing.</p> <p>The asset has historic significance both as a large 19<sup>th</sup> century house and for its connection with the local coal mining industry. The asset's setting is its lawned and wooded grounds, the majority of which remains despite modern development along the east side of Cannock Wood Road, and its wider agricultural context.</p>	The site covers the former grounds of the house to the east (now a combination of mature woodland and pasture) and the driveway from Cannock Wood Road. As part of the house's former demesne and the site contributes to the asset's significance.
Outbuildings and cottage to the former Cannockwood House	The outbuildings are a single storey range to the north of the main house. The cottage is attached at the east end of the range and is of two storeys. The group has historic interest for its association with the former Cannockwood House which forms its setting.	The asset is located within the site and while the asset's main association is with the former Cannockwood House the house's grounds, which comprise the majority of the site, contribute to its significance.

**POTENTIAL IMPACT OF ALLOCATION ON SIGNIFICANCE**

Name of asset	Description of impact
The Grange	Development on the site to the east of the house would effectively cut it off from its former grounds with moderate impact on its significance. There would be additional impact from lighting and from traffic movement along the house's drive.
Outbuildings and cottage to the former Cannockwood House	Development that included demolition of the assets would result in a total loss of significance. Development on the site to the east of the house with retention of the assets would change their setting and diminish their significance. The assets' important relationship with the former Cannockwood House would however be left largely intact apart impact from traffic movement along the house's drive and the resulting impact is considered to be low.

**MAXIMISING ENHANCEMENT AND MITIGATING HARM**

Maximising Enhancement
Reuse of the outbuildings and cottage would retain two non-designated assets of local historic interest and would preserve their connection to the former Cannockwood House which itself has significance for its historic interest as part of the area's coal mining story.
Mitigating Harm
Any scheme for the site should preserve part of the woodland to the north of The Grange to act as screening for visual and light impact and to preserve Cannockwood House's immediate setting. The screening behind the outbuildings and cottage should be strengthened to similarly protect those assets. If possible, the entrance to the site should be routed between Nos. 79 and 81 Cannock Wood Street to prevent impact on the non-designated assets from vehicular movement between them along The Grange's existing driveway.

**CONCLUSIONS AND RECOMMENDATIONS**

Development on the site has the potential to impact on the non-designated assets of The Grange and its former outbuildings and cottage. The outbuildings and cottage contribute to The Grange's significance and it is recommended that they are retained in any scheme. In order to minimise impact on the non-designated assets it is recommended that part of the woodland to the north of The Grange is retained and that screening to the north of the outbuildings and cottage are strengthened. It is also recommended that to minimise impact from vehicular movement, access to the site is moved from The Grange's current driveway to a point between Nos. 79 and 81 Cannock Wood Street.
--

SITE NAME: Land to the rear of Longford House, Watling Street

SITE TYPE: SHLAA 2018 - Green Belt Site

PLANNING REF: C121

**IDENTIFICATION OF HERITAGE ASSETS**

Type of Asset	Name and Designation of Asset
Listed Building	Longford Lodge (NHLE 1374115), grade II
Scheduled Monument	
Conservation Area	
Non-designated	Longford House

**SIGNIFICANCE AND CONTRIBUTION OF SETTING TO SIGNIFICANCE**

Name of asset	Significance (heritage value) of the asset and setting (the surroundings in which the asset is experienced)	Contribution of the site to the significance of the asset
Longford Lodge	<p>Longford Lodge is a single-storey house in roughcast with a pyramidal, tiled roof with four, grouped brick stacks that once served corner fireplaces in each of the four small rooms. The entrance is on the east side and has an ogee-headed overlight. The windows on the south and east sides are ogee-headed casements with Gothic glazing bars.</p> <p>The lodge has historic interest as the lodge to the former Longford House which still remains, now a hotel and non-designated, on the junction of the A5 (Watling Street) and the A4601. The relationship between lodge and house remains and although the lodge's wider setting has been compromised by the placing of a large retail park to the south of the A5 its original function is still readable from its form and from the presence of the former drive to Longford House immediately to the east (now terminating at Longford Farmhouse).</p>	The site is very well screened from the asset by dense tree planting and does not play an active role in the asset's setting.
Longford House	A large detached house built c. 1800 for the industrialist William Gilpin. The three-storey house has ashlar quoins and dressings, a hipped slate roof and brick stacks and has been	The house's setting has been almost completely altered in the late 20 <sup>th</sup> century. The site is screened from the house by later buildings and tree planting and plays only a

	<p>much amended and added to in the 19<sup>th</sup> century.</p> <p>The house has historical interest as a large Georgian dwelling and for its association with William Gilpin. The house's setting formerly included Wedges Mill (owned by E W Wynne, one of Gilpin's former employees) to the south-west and agricultural land on all other sides. The mill has gone and much of the rest of the land has been developed apart from that to the north-west. While at least two of the house's outbuildings remain, together with the grade II listed Longford Lodge, the house's setting has been greatly compromised by modern development including a hotel building immediately to the north and car parks to the north-west.</p>	<p>minor role in the asset's setting.</p>
--	--	---

**POTENTIAL IMPACT OF ALLOCATION ON SIGNIFICANCE**

Name of asset	Description of impact
Longford Lodge	Development on the site will be screened from the lodge by dense tree planting. The former access between the lodge and Longford House has been severed and the drive now terminates at Longford Farmhouse to the north-west of Longford House. If the driveway were used as access to the site there is the potential for impact on the asset from vehicular movement. Development using a different access point would not harm the relationship between the lodge and Longford House and will not diminish its significance.
Longford House	Development on the site will be mostly screened from the house by intervening built form. Any further change to the already largely changed setting is unlikely to have more than a minor effect.

**MAXIMISING ENHANCEMENT AND MITIGATING HARM**

<p>Maximising Enhancement</p>
<p>Demolition of the modern buildings on the southern part of the site would improve the setting of the listed lodge and non-designated Longford House. A watercourse forms the site's northern boundary and flows south through the site into the Staffordshire and Worcestershire Canal. Retention of the watercourse above ground, perhaps as part of an amenity space, would preserve part of the historic landscape and would provide the potential for interpretation of the history of canals in the area.</p>
<p>Mitigating Harm</p>
<p>The planting along the former drive from the lodge to Longford House should be retained as screening and strengthened if necessary. Vehicular access to the site should be routed via the</p>

current access point on Wellington Drive to avoid impact on Longford Lodge from additional traffic.

### **CONCLUSIONS AND RECOMMENDATIONS**

Development of the site has the potential for impact on Longford Lodge, especially if its driveway were used for vehicular access to the site. Locating access on Wellington Drive and retaining the planting to the north-east of the asset will minimise harm. Demolition of modern buildings on the site and retention and interpretation of the watercourse that runs through it would all enhance the setting of the lodge. With screening in place, the site would be able to accommodate a range of architectural styles.

SITE NAME: Land Adjacent to Newhall Farm, Lichfield Road

SITE TYPE: SHLAA 2018 - Green Belt Site

PLANNING REF: C125

**IDENTIFICATION OF HERITAGE ASSETS**

Type of Asset	Name and Designation of Asset
Listed Building	New Hall Farmhouse (NHLE 1344628), grade II
Scheduled Monument	
Conservation Area	
Non-designated	

**SIGNIFICANCE AND CONTRIBUTION OF SETTING TO SIGNIFICANCE**

Name of asset	Significance (heritage value) of the asset and setting (the surroundings in which the asset is experienced)	Contribution of the site to the significance of the asset
New Hall Farmhouse	<p>New Hall Farmhouse is a late 18<sup>th</sup> century red brick house of two storeys plus attic storey with timber casement windows with cambered heads and false stone quoins. The hipped roof is tiled and has brick stacks.</p> <p>The house has historic interest as a reasonably sized farmhouse which retains some of its former outbuildings albeit in amended form. In the 18<sup>th</sup> and early 19<sup>th</sup> centuries the house stood isolated in an agricultural landscape. In the direction of the site this landscape remains but to the north the late 20<sup>th</sup> century development of Hawks Green has encroached close to the asset and has eroded the agricultural setting on that side.</p>	<p>The site is located approximately 60m west of the asset and forms part of the farmhouse's original agricultural setting. It also lies alongside the A5190 which currently provides a rural character to the approach to the asset.</p>

**POTENTIAL IMPACT OF ALLOCATION ON SIGNIFICANCE**

Name of asset	Description of impact
New Hall Farmhouse	<p>The site is part of an approximately 1km stretch of the A5190 which is unbroken by buildings apart from those on Newhall Farm. Without mitigation the site's proximity to the asset would lead to a moderate impact through altering the rural character of this approach.</p>



**MAXIMISING ENHANCEMENT AND MITIGATING HARM**

Maximising Enhancement
No opportunities for enhancement have been identified for the site.
Mitigating Harm
The A5190 Lichfield Road is mostly screened from development to the north by planting of varying density. The site is only separated from the road by a low hedge and further planting would be necessary to continue the illusion of a green corridor through the area. Such planting would not be uninterrupted, as development would be glimpsed from the access on the main road, meaning that the planting would not completely mitigate impact on the grade II listed New Hall Farmhouse. The planting to the east side of the site and between it and New Hall Farmhouse is maturing and will provide screening from the asset for the majority of the year.

**CONCLUSIONS AND RECOMMENDATIONS**

The site is part of the setting of the grade II listed New Hall Farmhouse and contributes to its significance. While partial screening along the A5190 is recommended it will not be complete due to the need for access from the road to the site and development would result in a change of setting and some loss of significance. With screening in place, the views of the development would only be glimpsed while passing the entrance to the site and if such screening were employed the site could accommodate a range of architectural styles. Were screening not employed, development in red brick in a traditional style in the manner of the new building to the east of New Hall Farmhouse would minimise harm.

SITE NAME: Corner of Uxbridge Street & Market Street

SITE TYPE: SHLAA 2018 - Green Belt Site

PLANNING REF: C129

**IDENTIFICATION OF HERITAGE ASSETS**

Type of Asset	Name and Designation of Asset
Listed Building	
Scheduled Monument	
Conservation Area	
Non-designated	1 Market Street 3-7 (odd ) Market Street.

**SIGNIFICANCE AND CONTRIBUTION OF SETTING TO SIGNIFICANCE**

Name of asset	Significance (heritage value) of the asset and setting (the surroundings in which the asset is experienced)	Contribution of the site to the significance of the asset
1 Market Street	<p>The asset was formerly the Uxbridge public house and appears as such on the 1884 Ordnance Survey map. The building is on a corner site with a central entrance range (the door now converted to a window). Red brick with blue brick details. Dentil cornice, slate roof and red and blue brick stacks. The windows are all replacements.</p> <p>The asset has historic interest and community value as a 19<sup>th</sup> century public house still in operation and is proposed for inclusion on the local list. Its setting is the junction of Market Street/Church Hill and Uxbridge Street/Rugeley Road which retains a number of other 19<sup>th</sup> century buildings.</p>	<p>The asset is wholly contained within the site which contains another historic building and contributes to the asset's significance.</p>
3-7 ( odd ) Market Street.	<p>3-7 Market Street is a row of three late 19<sup>th</sup> or early 20<sup>th</sup> century shops. Single storey but with an attic to the central unit. The shopfronts are modern but the fascia and console brackets are of the period. Above all three units is a scalloped red brick Dutch gable with moulded stone coping. Oblong panel above the central unit with three tall, leaded lights lighting the attic above that.</p>	<p>The asset is wholly contained within the site which contains another historic building and contributes to the asset's significance.</p>

	<p>The asset has historic interest as a range of purpose-built shops in an unusual style. and is proposed for inclusion on the local list. Its setting is the junction of Market Street/Church Hill and Uxbridge Street/Rugeley Road which retains a number of other 19th century buildings.</p>	
--	--	--

**POTENTIAL IMPACT OF ALLOCATION ON SIGNIFICANCE**

Name of asset	Description of impact
1 Market Street	Development that includes demolition of the asset would result in a total loss of significance. Development on the site that retained the asset and 3-7 Market Street would have a low impact on significance.
3-7 ( odd ) Market Street.	Development that includes demolition of the asset would result in a total loss of significance. Development on the site that retained the asset and 1 Market Street would have a low impact on significance.

**MAXIMISING ENHANCEMENT AND MITIGATING HARM**

Maximising Enhancement
<p>Retention of the non-designated assets on the site would preserve two historic buildings of local historic interest in a prominent location within an area that contains a number of modern buildings. Retention of No. 2 Uxbridge Street would preserve a building of character within the site. Demolition of the commercial buildings on the rear of the site would enhance the setting of the non-designated assets. Retention and restoration of No. 11 Market Street and demolition of No. 9 Market Street and the flats behind present to opportunity to create a high quality gateway to the centre of Hednesford on the south side of the street.</p>
Mitigating Harm
<p>Restricting development to two storeys and using red brick would minimise impact to the non-designated assets.</p>

**CONCLUSIONS AND RECOMMENDATIONS**

<p>Development on the site has the potential to impact two non-designated heritage assets, 1 Market Street and 3-7 ( odd ) Market Street. These are assets of local significance and have been put forward as candidates for the local list. The assets add character to an area that retains some historic buildings but also contains modern buildings of various qualities. It is recommended that schemes requiring the demolition of these buildings be refused and that No. 2 Uxbridge Street and No. 11 Market Street are also retained.</p>
---

SITE NAME: Land at Hayfield Hill

SITE TYPE: SHLAA 2018 - Green Belt Site

PLANNING REF: C137

**IDENTIFICATION OF HERITAGE ASSETS**

Type of Asset	Name and Designation of Asset
Listed Building	
Scheduled Monument	Moated site and bloomery in Courtbanks Covert
Conservation Area	
Non-designated	

**SIGNIFICANCE AND CONTRIBUTION OF SETTING TO SIGNIFICANCE**

Name of asset	Significance (heritage value) of the asset and setting (the surroundings in which the asset is experienced)	Contribution of the site to the significance of the asset
<p>Moated site and bloomery in Courtbanks Covert, including:</p> <p>Mill pond within site</p> <p>Settlement earthworks within site</p>	<p>The medieval moated site and bloomery 360m south west of Court Bank Farm survive as earthworks and buried archaeological deposits within the valley of Redmoor Brook. It is possibly the site of a royal hunting lodge built by Henry II in 1157-1158.</p> <p>The site is of national significance due to its archaeological and historical interest. This interest is derived from the use of the site used as a hunting lodge established by Henry II.</p> <p>It remains unexcavated and retains archaeological significance to the study of medieval moated sites, the study of metalworking, the study of Henry II, and the wider medieval landscape.</p> <p>Associated with Redmoor Abbey are several other features including a mill pond earthworks and furnace. Together, these form a group significance as part of the history and evolution of Redmoor Abbey and the local medieval landscape.</p> <p>The mill pond's significance is also derived from the archaeological and environmental evidence it may provide of metalworking and water</p>	<p>The Land at Hayfield Hill lies c. 500m encompasses the north-east, east and south-east of the scheduled monument and is clearly inter-visible to and from the asset.</p> <p>The proposed development site includes water management features relating to medieval iron smelting activities known to have taken place during the late medieval period. It also forms part of the agricultural hinterland that was likely under the control of the medieval priory and includes ancient woodlands that may represent remnants of the 12<sup>th</sup> century hunting grounds of the Henry II hunting lodge based at the moated site. Although post-medieval and modern field boundaries obscure the historic patterns, some remnant features can still be discerned in the landscape.</p> <p>The proposed development therefore forms part of the setting of the scheduled remains and contributes to the</p>

	<p>management technology from the medieval period and more widely the local medieval landscape.</p> <p>The site of Redmoor Abbey is set within and covered over by 300-400 year old historic woodland that has grown over the remains of the slag furnace and earthworks. The site's setting is also within the local and national medieval landscape of moated manor sites and is still situated within arable fields and pastureland, retaining its rural setting, although there has been some encroachment by the town of Cannock Wood to the east.</p>	<p>significance of the asset as well as our understanding of it.</p>
<p>Flint knapping within the site</p>	<p>Evidence of over 600 Mesolithic/Neolithic flints and a chipping floor were found during a walkover of the site in 1910. The amount of flints found in the area are suggestive of a prehistoric settlement or occupation in the area. An occupation site or settlement would hold local significance to the study of regional prehistoric study and would inform the regional research framework.</p>	<p>The site has the potential to form part of the setting of a prehistoric settlement or wider landscape.</p>
<p>Nun's Well</p>	<p>The Nun's Well is a rock cut example of a medieval well; its significance lies in its relationship to Kings' lodge and Redmoor Abbey and is significant to the local community as a well-known medieval archaeological feature and as a local place of healing,</p> <p>The well also forms part of a group value alongside the Redmoor Abbey and the earthworks as a nationally significant medieval moated site that has ties to the monarchy.</p>	<p>The proposed development site includes water management features relating to medieval iron smelting activities known to have taken place during the late medieval period. It also forms part of the agricultural hinterland that was probably under the control of the medieval priory and includes ancient woodlands that may represent remnants of the 12<sup>th</sup> century hunting grounds of the Henry II hunting lodge based at the moated site. Although post-medieval and modern field boundaries obscure the historic patterns, some remnant features can still be discerned in the landscape.</p>

		The proposed development therefore forms part of the setting of the scheduled remains and contributes to the significance of the asset as well as our understanding of it.
--	--	--

**POTENTIAL IMPACT OF ALLOCATION ON SIGNIFICANCE**

<b>Name of asset</b>	<b>Description of impact</b>
Moated site and bloomery in Courtbanks Covert, including:  Mill pond within site  Settlement earthworks within site	Any intrusive works or alteration to the site have the potential to impact upon its setting within the local medieval landscape and more widely as part of a group of medieval moated manor sites.
Flint knapping within the site	The discovery of over 600 flints is suggestive of a potential Prehistoric settlement within the site. Any intrusive activities have the potential to impact upon this.
Nun's Well	The Nun's Well's significance is tied to its setting within the local medieval landscape, to the moated medieval manor and to the Redmoor Abbey site. Intrusive works would impact upon the setting of the well. Removal or alteration of the Nun's Well will also impact its association with the local village of Cannock Wood and its intangible history as a source of healing.

**MAXIMISING ENHANCEMENT AND MITIGATING HARM**

<b>Maximising Enhancement</b>
The good surface visibility and easy accessibility of the moated site earthworks and associated Nun's Well could be enhanced with the installation of interpretive boards or educational facilities at the site such as booklets and leaflets.
<b>Mitigating Harm</b>
Any intrusive construction works has the potential to cause harm to the standing and buried archaeological asset. Therefore, a proportional and targeted programme of archaeological works should be completed ahead of any intrusive construction works.

**CONCLUSIONS AND RECOMMENDATIONS**

It is recommended that the proposed development completely avoids the moated manor site. It is recommended that consultation with the County Archaeologist takes place to determine breadth and scope of targeted archaeological works ahead of any intrusive construction to the hinterland surrounding the moated site, this may include a geophysical survey and a programme targeted evaluation trenching.
--

SITE NAME: 26-28 Wolverhampton Road

SITE TYPE: SHLAA 2018 - Green Belt Site

PLANNING REF: C152

**IDENTIFICATION OF HERITAGE ASSETS**

Type of Asset	Name and Designation of Asset
Listed Building	
Scheduled Monument	
Conservation Area	
Non-designated	26 and 28 Wolverhampton Road

**SIGNIFICANCE AND CONTRIBUTION OF SETTING TO SIGNIFICANCE**

Name of asset	Significance (heritage value) of the asset and setting (the surroundings in which the asset is experienced)	Contribution of the site to the significance of the asset
26 and 28 Wolverhampton Road	<p>Originally two dwellings, now one property. No 26 is rendered with a slate roof and retains timber bays with decorative brackets to its south and east elevations. The windows in them are modern but the first floor sashes with glazing bars are original. No 28 is painted brick with three dentil courses and also retains a timber bay to its east elevation and first floor sash windows. Chimneys on the south and east sides are proud of the elevations. Round-headed entrance with overlight to the north elevation. Historic Queen Street sign on east elevation.</p> <p>The asset has historic interest as part of Cannock's 19<sup>th</sup> century growth. Its setting is Wolverhampton Road which retains some 19<sup>th</sup> century buildings, particularly to the south of the asset.</p>	<p>The asset is wholly contained within the site. The rest of the site is given over to car parking and does not contribute to the asset's significance.</p>

**POTENTIAL IMPACT OF ALLOCATION ON SIGNIFICANCE**

Name of asset	Description of impact
26 and 28 Wolverhampton Road	Development on the site that includes demolition of the asset would result in total loss of significance. Development to the rear of the site to two or three storeys would not reduce significance.

### MAXIMISING ENHANCEMENT AND MITIGATING HARM

Maximising Enhancement
Retention of the non-designated 26 and 28 Wolverhampton Road would preserve two late 19 <sup>th</sup> century buildings that give character to an area that has seen a considerable amount of modern development. Development in the site that includes landscaping of the area to the west of the site would enhance the asset's setting, aid appreciation and contribute to significance.
Mitigating Harm
Maintaining a gap between the asset and any new development to the rear would minimise harm and aid appreciation of the asset from Queen Street. Construction to the building line on the south side of Queen Street and in the prevailing local material and building height of red brick to two storeys would complement the existing context with a negligible impact on the non-designated asset.

### CONCLUSIONS AND RECOMMENDATIONS

The non-designated asset 26 and 28 Wolverhampton Road is of some historic interest and adds character to the street scene and it is recommended that it is retained in any scheme for the site. Development to the building line to the west of the asset with accompanying landscaping would enhance the asset's setting which at present makes no contribution to the asset's significance.



SITE NAME: British Red Cross Centre Care Nursery, 27, Newhall Street

SITE TYPE: SHLAA 2018 - Green Belt Site

PLANNING REF: C212

**IDENTIFICATION OF HERITAGE ASSETS**

Type of Asset	Name and Designation of Asset
Listed Building	
Scheduled Monument	
Conservation Area	
Non-designated	27, Newhall Street

**SIGNIFICANCE AND CONTRIBUTION OF SETTING TO SIGNIFICANCE**

Name of asset	Significance (heritage value) of the asset and setting (the surroundings in which the asset is experienced)	Contribution of the site to the significance of the asset
27, Newhall Street	27, Newhall Street is an inter-war brick building in a style approximating Arts & Crafts. Tiled, mansard roof with brick stack to rear and truncated brick stack to left hand side. The building has historic interest as a purpose-built public building of the inter-war years. Its setting is Newhall Street which contains a number of older buildings.	The asset is wholly contained within the site and represents the building's original plot.

**POTENTIAL IMPACT OF ALLOCATION ON SIGNIFICANCE**

Name of asset	Description of impact
27, Newhall Street	Development that included demolition of the asset would result in a total loss of significance. Small scale development to the rear would have low impact.

**MAXIMISING ENHANCEMENT AND MITIGATING HARM**

Maximising Enhancement
Restoration of the building and landscaping of the tarmac parking area to the front would improve visual amenity and have a public benefit in preserving a public building with historic interest and community value that adds interest to the street scene.
Mitigating Harm
Limiting the height of any extension to the rear of the building, or development to the rear of the site should be small-scale and limited to a single storey in height.

**CONCLUSIONS AND RECOMMENDATIONS**

The non-designated 27 Newhall Street is of local significance and it is recommended that it is retained in any scheme for the site. Restoration of the building and landscaping of the current

parking area in front of it would enhance the asset while small scale development to the rear would no affect significance. It is recommended that 27 Newhall Street is assessed for its suitability for local listing following guidance contained in Historic England Advice Note 7: Local Heritage Listing (Historic England 2016).

SITE NAME: Land adjacent to 10 Union Street, Bridgtown

SITE TYPE: SHLAA 2018 - Green Belt Site

PLANNING REF: C259

**IDENTIFICATION OF HERITAGE ASSETS**

Type of Asset	Name and Designation of Asset
Listed Building	Bridgtown War Memorial (NHLE 1423913), grade II
Scheduled Monument	
Conservation Area	North Street Bridgtown
Non-designated	10 Union Street

**SIGNIFICANCE AND CONTRIBUTION OF SETTING TO SIGNIFICANCE**

Name of asset	Significance (heritage value) of the asset and setting (the surroundings in which the asset is experienced)	Contribution of the site to the significance of the asset
North Street Bridgtown Conservation Area	<p>Bridgtown developed in the late 1870s as an industrial settlement, in particular for the manufacture of 'edge tools.' The area was built up around the existing road network with Watling Street and Walsall Road (turnpiked in 1766 and 1793 respectively) meeting just to the south-west at Churchbridge. The Churchbridge Branch of the Staffordshire and Worcester Canal opened in 1839 and the Cannock Extension in 1863. The South Staffordshire railway line was extended through Churchbridge and Cannock in 1858.</p> <p>The settlement was developed to a regular plan with individual plots being developed by different builders. The conservation area is centred on the central section of North Street, between the junction of Broad Street and Church Street, to the south, and Longford Road and Union Street, to the north. The area remains the settlement's retail hub and is characterised by two-storey brick buildings, detached, semi-detached and in terraces, many with historic shop fronts.</p>	<p>The site is wholly within the conservation area and contains the early 20<sup>th</sup> century No. 10 Union Street which is noted within the North Street Bridgtown Conservation Area as a building with positive impact. No. 10 stands between two further positive buildings, the Methodist Chapel (1909) to the left and No. 8 Union Street (1913) to the right. These is a further positive building just to the south of the site. The site is enclosed by these buildings and by further positive buildings on the east side of North Street and has little influence on the conservation area apart from views into the entrances to the site on North Street and Union Street.</p>
Bridgtown War Memorial	The Bridgtown War Memorial was erected in 1920 to commemorate the	The site is visible from the asset and from locations

	<p>40 men of the parish who died during the First World War. A second inscription was added after the Second World War in which ten local men died.</p> <p>The memorial is a marble obelisk on a square plinth set inside a small enclosure. It has historic interest and communal value for its commemoration of the fallen of the parish in the two World Wars. The memorial is located on the junction of Longford Road and North Street and its setting is the late 19<sup>th</sup> and early 20<sup>th</sup> century streetscape which includes the late 19<sup>th</sup> century Castle public house and the early 20<sup>th</sup> century Bridgtown Primary School, two other heritage assets of historic value.</p>	<p>within its setting. However, most of the site is screened by intervening buildings and it plays almost no part in the asset's significance.</p>
<p>10 Union Street</p>	<p>10 Union Street is a detached, red brick house with dentil cornice, tiled roof and end stacks. Now two dwellings. Three bays to street elevation with rounded arched entrance with overlight and rounded arch to the window above and a canted bay window on the ground floor. The door, central window on the first floor and squared bay with entrance are all modern additions. The asset dates to the early 20<sup>th</sup> century and has historic interest as part of Bridgtown's second wave of growth of infill development amongst the original 19<sup>th</sup> century housing stock.</p>	<p>The asset is wholly contained within the site which comprises the building's original plot and further land behind.</p>

**POTENTIAL IMPACT OF ALLOCATION ON SIGNIFICANCE**

Name of asset	Description of impact
<p>Bridgtown Conservation Area</p>	<p>Development on the site will have an impact on a discrete area of the conservation area, primarily the positive buildings that surround it. Development will be visible from the entrances to the site on North Road and Union Street and from the north-west corner of the junction of Longford Road and North Street. From these locations two-storey buildings in brick would largely be experienced in the context of the surrounding built environment and impact would be low but would increase if a scheme included demolition of No. 10 Union Street, which is identified as a positive building in the conservation area.</p>

Bridgtown War Memorial	Development on the site will be visible from the asset and from locations within its setting, but two-storey buildings in brick on the site would largely be experienced in the context of the surrounding built environment and impact would be very low.
10 Union Street	Development that included demolition of the asset would result in a total loss of significance. Development on the site to the rear of the asset would have a low impact on the asset.

**MAXIMISING ENHANCEMENT AND MITIGATING HARM**

<b>Maximising Enhancement</b>
The site is an infill site to the rear of Union Street and North Street, the only parts of the site actually on the street frontages being the site entrances. Opportunities exist to enhance the street scene at these points through choice of paving and street furniture. No. 10 Union Street is a building with positive impact which enhances the conservation area and should be retained in any scheme. The brick wall within the site that forms the boundary between Nos. 54 and 58 North Street should be retained.
<b>Mitigating Harm</b>
There will be glimpsed views of any development through the entrances to the site. In order to minimise harm and in accordance with the North Street, Bridgtown Conservation Area Management Plan SPD (2014) development will be required to adhere to good urban design principles and two storey construction in red brick and slate roofs is considered to be appropriate.

**CONCLUSIONS AND RECOMMENDATIONS**

The site is located within the North Street Bridgtown Conservation Area, but is to the rear of buildings on Union Street and North Street and has low potential for impact on the conservation area and the grade II listed Bridgtown War Memorial. Retention of the positive No. 10 Union Street and the brick boundary wall will enhance the area while restricting development to two storeys in red brick with slate roofs will minimise impact, but the site has the potential to accommodate a range of architectural styles including contemporary.
--

SITE NAME: Cannock Royal British Legion, 21 Stafford Road

SITE TYPE: SHLAA 2018 6 -15 Year Site

PLANNING REF: C302

**IDENTIFICATION OF HERITAGE ASSETS**

Type of Asset	Name and Designation of Asset
Listed Building	Congregational Chapel (NHLE 1248947), grade II Manse Immediately South of Congregational Chapel (NHLE 1248967), grade II
Scheduled Monument	
Conservation Area	Cannock Town Centre
Non-designated	

**SIGNIFICANCE AND CONTRIBUTION OF SETTING TO SIGNIFICANCE**

Name of asset	Significance (heritage value) of the asset and setting (the surroundings in which the asset is experienced)	Contribution of the site to the significance of the asset
Cannock Town Centre Conservation Area	<p>The Cannock Town Centre Conservation Area covers the historic core of the town centred on Market Place. The area contains eleven listed buildings and two scheduled monuments including the grade II* Church of St Luke, and the White House (formerly the Council House) and its gates, railings and gate piers. Cannock was at the meeting place of several routes and a large marketplace was established at the intersection. Market Place and the bowling green it encloses form one of the three open spaces that characterise the conservation area, the others being the former grounds of the White House and the churchyard of St Luke's church.</p> <p>The conservation area is fringed by development, much of it modern, and is effectively cut off from the hinterland to the north and east by the Ringway, a modern dual carriageway road. Once inside the Ringway the historic character of the town is shown by the open spaces and the designated and non-designated built heritage assets that surround them. The large areas of</p>	<p>The site faces the northern boundary of the conservation area and only impacts on that part of the conservation area that contains the Congregational Chapel and Manse and Cannock College. The immediate area to the north of the conservation area is dominated by modern buildings, many of them of considerable height and/or massing. In this context the site plays a negligible role in setting and significance of the conservation area.</p>

	pedestrianised space and large numbers of significant trees provide a positive setting to the built heritage assets.	
Congregational Chapel	<p>The chapel was built in 1824 in red brick with a slate roof and pointed-arch windows in its east gable end and north and south elevations. A brick lean-to was erected against the east end in the 19<sup>th</sup> century.</p> <p>The chapel has historic interest as the earliest surviving chapel in Cannock. The asset's setting has been greatly changed by modern development and its most important relationship is with the contemporary manse immediately to the south.</p>	The site makes little or no contribution to the significance of the chapel being part of the wider setting to the north of Park Road that has been comprehensively changed by modern development.
Manse Immediately South of Congregational Chapel	<p>The manse is a red brick structure of 1824, the same date as the chapel to the north. It has three bays to its eastern elevation with a central entrance with a moulded doorcase and a rectangular overlight. The entrance is flanked by two 16-pane sash windows with three windows to the first floor beneath the hipped slate roof. The west elevation is similar but has a simpler doorway.</p> <p>The asset has historical interest for its association with the Congregational Chapel which also forms its setting.</p>	The site makes little or no contribution to the significance of the manse being part of the wider setting to the north of Park Road that has been comprehensively changed by modern development.

**POTENTIAL IMPACT OF ALLOCATION ON SIGNIFICANCE**

<b>Name of asset</b>	<b>Description of impact</b>
Cannock Town Centre Conservation Area	Development on the site only has the potential for impact on a small section of the northern part of the conservation area. Development on the site at a height matching the surrounding built environment will have no impact on the area's significance.
Congregational Chapel	Development on the site will be visible from the chapel but will be viewed in the context of the surrounding built environment if it adheres to the same height. Such development would have a low impact.
Manse Immediately South of Congregational Chapel	Development on the site will be visible from the asset but will not disturb the important relationship with the Congregational Chapel which forms the asset's setting. Impact is therefore considered to be negligible.

### MAXIMISING ENHANCEMENT AND MITIGATING HARM

Maximising Enhancement
The current building on the site is a 19 <sup>th</sup> century construction but of low significance. The gable end of the building presents an almost blank elevation to Park Road and the entrance on Stafford Road has been removed. The single storey extension on Park Road to the south of the original back addition of the building pushes forward onto the street, increasing impact on the grade II listed Congregational Chapel. Development on the site that included the demolition of the single storey extension and landscaping of the space, opening up of the blank gable end, reinstatement of the entrance on Stafford Road and removal of the building's render back to brick would enhance the setting of the conservation area, the Congregational Chapel and the Manse.
Mitigating Harm
Development involving the demolition of all structures on the site would be acceptable if it were moved back from Park Road and Stafford Road with landscaping introduced between it and the roads. Such development should only be considered at a height of two storeys in red brick in tune with the existing context further north on the west side of Stafford Road.

### CONCLUSIONS AND RECOMMENDATIONS

The existing building on the site is of low significance but if it were partially demolished and restored it would have the potential to contribute to the significance of the conservation area and the grade II listed Congregational Chapel. New development on the site would have a low impact on these assets if it were moved back from the current building line, restricted to two storeys in height and carried out in the prevailing local material of red brick. The existing buildings on Stafford Road are well spaced apart and the site could accommodate a range of architectural styles. For the same reason, strict adherence to the existing roof line and window spacing would not be necessary.
---



SITE NAME: CVS Buildings, Arthur Street

SITE TYPE: SHLAA 2018 0 - 5 Year Site

PLANNING REF: C320

**IDENTIFICATION OF HERITAGE ASSETS**

Type of Asset	Name and Designation of Asset
Listed Building	
Scheduled Monument	
Conservation Area	
Non-designated	CVS Building

**SIGNIFICANCE AND CONTRIBUTION OF SETTING TO SIGNIFICANCE**

Name of asset	Significance (heritage value) of the asset and setting (the surroundings in which the asset is experienced)	Contribution of the site to the significance of the asset
CVS Building	<p>The CVS Building is a single storey structure built between the wars. The central section steps forward and has an ashlar doorcase with projecting lintel and parapet above and two small windows either side. Cast iron rainwater goods. The returns of the central section are also lit and the wings have large, four-light windows. The building retains its dwarf boundary wall with tile course and stone coping surmounted by decorative cast iron railings divided by piers. Gate piers and cast iron gates at centre. The rear addition to the building is later and of less interest.</p> <p>The building has historic interest as a good example of a purpose-built inter-war welfare centre. Its setting is the northern suburbs of Cannock which it was built to serve and which contains contemporary residential development.</p>	<p>The asset is wholly contained within the site which represents the asset's original plot.</p>

**POTENTIAL IMPACT OF ALLOCATION ON SIGNIFICANCE**

Name of asset	Description of impact
CVS Building	Development on the site that involves demolition of the asset would result in total loss of significance. Development including partial demolition of the later extension to the building and the addition of

	appropriately sized new building/ s to the rear would have no more than low impact.
--	---

**MAXIMISING ENHANCEMENT AND MITIGATING HARM**

Maximising Enhancement
Retention, renovation and reuse of the CVS Building would have public benefit in the preservation of an inter-war public buildings which adds character to the street scene. Landscaping of the area to the front of the building and on the area currently used as a car park to the south-east with more appropriate paving would improve the asset’s setting and enhance the experience of viewing it from the street. Retention should include the dwarf walls and railings which are part of the asset’s significance, but the addition to the rear of the building is of little interest and could be demolished as part of a scheme without harming the building’s significance unduly.
Mitigating Harm
Development on the rear portion of the site should be restricted to the prevailing building height of two storeys to minimise impact. Use of red brick and tiled roofs would also be encouraged.

**CONCLUSIONS AND RECOMMENDATIONS**

The CVS building is a former public building of interesting design which retains a number of original architectural features. It is recommended that the building is retained in any scheme for the site, renovated and its immediate setting to the front landscaped. It is also recommended that the building is assessed for its suitability for local listing following guidance contained in Historic England Advice Note 7: Local Heritage Listing (Historic England 2016). Partial demolition of the rear extension of the building is considered to be acceptable together with small scale development of the site to the rear.
--

SITE NAME: 1-3B Mill Street

SITE TYPE: SHLAA 2018 6 -15 Year Site

PLANNING REF: C349

**IDENTIFICATION OF HERITAGE ASSETS**

Type of Asset	Name and Designation of Asset
Listed Building	Cross in St Luke's Churchyard (NHLE 1060216), grade II Parish Church of St Luke (NHLE 1295000), grade II* Railings and gates at south side of St Luke's Churchyard (NHLE 1295002), grade II 8 & 8a Mill Street (NHLE 1060221), grade II 10 Mill Street (NHLE 1344629), grade II
Scheduled Monument	Churchyard cross, St Luke's churchyard (NHLE 1012668)
Conservation Area	Cannock Town Centre
Non-designated	1-3B Mill Street

**SIGNIFICANCE AND CONTRIBUTION OF SETTING TO SIGNIFICANCE**

Name of asset	Significance (heritage value) of the asset and setting (the surroundings in which the asset is experienced)	Contribution of the site to the significance of the asset
Cannock Town Centre Conservation Area	<p>The Cannock Town Centre Conservation area covers the historic core of the town centred on Market Place. The area contains eleven listed buildings and two scheduled monuments including the grade II* Church of St Luke, and the White House (formerly the Council House) and its gates, railings and gate piers. Cannock was at the meeting place of several routes and a large marketplace was established at the intersection. Market Place and the bowling green it encloses form one of the three open spaces that characterise the conservation area, the others being the former grounds of the White House and the churchyard of St Luke's church.</p> <p>The conservation area is fringed by development, much of it modern, and effectively cut off from the hinterland to the north and east by the Ringway, a modern dual carriageway road. Once inside the Ringway the historic character of the town is shown by the open spaces</p>	<p>The site comprises an early 20<sup>th</sup> century shop and office building to the left hand side, (No. 1), with later shops with offices and flats above to the right (Nos. 1a, 3, 3a and 3b). The buildings are located within the conservation area and act as a gateway to it. The block of buildings is assessed in the conservation area appraisal as having a positive impact. While true of 1a, the older building, a reappraisal might find the newer parts of the block to have a neutral impact. Given the number of modern buildings of neutral impact within this part of the conservation area the site as a whole does not make a contribution to its significance.</p>

	and the designated and non-designated built heritage assets that surround them. The large areas of pedestrianised space and large numbers of significant trees provide a positive setting to the built heritage assets.	
Parish Church of St Luke	<p>The Church of St Luke is a 14<sup>th</sup> and 15<sup>th</sup> century Parish church extended at its east end to a design by the Stafford architect Nicholas Joyce. A chapel was added in 1949 and a porch in 1957. The building is mainly in Perpendicular style and built of dressed and coursed local sandstone with slate roofs. The plan form is of an aisled nave with west tower and a chancel with a north-east vestry and a south-east chapel. The aisles and tower are embattled and the tower and north aisle incorporate pinnacles.</p> <p>The church has historic and architectural interest for the large amount of surviving medieval fabric. Its setting is its large churchyard extending to surrounding parts of the town including the rest of the Cannock Town Centre Conservation Area to the west. The setting also extends to the north and east, but the church has been cut off from these areas to an extent by modern road schemes including the Ringway and the modern development that followed.</p>	The church is surrounded by modern buildings that make a neutral impact and 1a is an exception to that rule. Its multi-coloured bricks compliment the sandstone of the church and its commercial style does not jar. While the building could not be said to contribute greatly to the significance of the church neither does it detract.
Railings and gates at south side of St Luke's Churchyard	A pair of late 18 <sup>th</sup> or early 19 <sup>th</sup> century wrought iron gates with a single gate either side. The gates are interspersed by four openwork posts with domed, fluted caps with urn finials. The railings and gates have architectural interest and historic interest as part of the development of the churchyard. Their setting is the Church of St Luke and its churchyard.	Historic maps show that the left hand side of the site, where No. 1 currently stands, was not developed until after the First World War. Before that time the railings and gates had a more open setting which would have made them easier to appreciate from the east end of Church Street. The proximity of the site to the asset makes it part of its setting.
Cross in St Luke's Churchyard	The scheduled and listed cross is medieval in date, possibly dating to	The site is close to the cross but does not interfere with the

	<p>the 14<sup>th</sup> century. The sandstone shaft is held in a socket stone on a square, stepped base. The cross is located approximately 7m south-east of the Church of St Luke which, together with its churchyard forms the asset's setting. The cross has historical interest as a medieval public monument that is probably in its original location.</p>	<p>asset's relationship with the church and churchyard.</p>
8 & 8a Mill Street	<p>The building is of late 16<sup>th</sup> century origin in roughcast with two storeys and an attic with a tiled roof. The shop front, first floor windows and attic dormers are all modern. The house has historic interest as one of the oldest in Cannock. Its setting is Mill Street, the start of the medieval route to Lichfield, the historic buildings on the east side and the churchyard and site on the west side.</p>	<p>The site is part of the asset's setting, but the modern buildings on it which face it across Mill Street do not enhance its significance.</p>
10 Mill Street	<p>10 Mill Street is a late 18<sup>th</sup> century two-storey house in roughcast with two hipped dormers and a tiled roof. The door, shopfront, windows and dormers are all modern. The house has historic interest. Its setting is Mill Street, the start of the medieval route to Lichfield, the historic buildings on the east side and the churchyard and site on the west side.</p>	<p>The site is part of the asset's setting, but the modern buildings on it which face it across Mill Street do not enhance its significance.</p>
1-3B Mill Street	<p>The asset comprises an early 20<sup>th</sup> century shop and office building to the left hand side (No. 1) with later shops with offices and flats above to the right (Nos. 1a, 3, 3a and 3b). No. 1 is the most interesting architecturally featuring channelled red brickwork, a masonry dentil cornice at first floor level, having a large, semi-circular window to the first floor facing the street and recessed windows. All windows are modern and the modern shop front is a negative feature. The central section of the building has period shop fronts with original doors and glazing but the two floors above are rendered and have modern windows and are a detracting element. The part of the asset to the Mill Street</p>	<p>The asset lies wholly within the site.</p>

	side also has period shopfronts but has been rebuilt above in a style reminiscent of the older building on the right hand side.	
--	---	--

**POTENTIAL IMPACT OF ALLOCATION ON SIGNIFICANCE**

<b>Name of asset</b>	<b>Description of impact</b>
Cannock Town Centre Conservation Area	The site acts as a gateway to the conservation area and it is therefore in a sensitive location. Development on it has the potential to impact on its significance in either a positive or a negative way.
Parish Church of St Luke	The site is currently developed and redevelopment at the same height and massing would have no added impact. A larger scale scheme would have the potential for greater impact.
Railings and gates at south side of St Luke's Churchyard	The site is currently developed and redevelopment at the same height and massing would have a negligible impact.
Cross in St Luke's Churchyard	Development on the site would not harm the asset's relationship with the church and churchyard and would have negligible impact.
8 & 8a Mill Street	The site is currently developed. Redevelopment at the same height and massing would have a negligible impact and would not change the experience of the asset.
10 Mill Street	The site is currently developed. Redevelopment at the same height and massing would have a negligible impact and would not change the experience of the asset.
1-3B Mill Street	The asset lies wholly within the site and a scheme proposing demolition would result in the total loss of its heritage significance.

**MAXIMISING ENHANCEMENT AND MITIGATING HARM**

<b>Maximising Enhancement</b>
While the shop fronts to Nos 1a, 3, 3a and 3b are of some quality the architecture above is not. The site is located within Historic Urban Character Area (HUCA) 1, as defined by the Cannock Historic Character Assessment (Staffordshire County Council 2009). It is recommended in line with recommendations in the Cannock Historic Character Assessment that the retention and sympathetic restoration or enhancement of these buildings should be part of any scheme for the site.
<b>Mitigating Harm</b>
As a sensitive site within the Cannock Town Centre Conservation Area and within the setting of five listed buildings (one also scheduled) it is recommended that development on the site is restricted to sympathetic restoration and/or enhancement and reuse of the existing buildings on the site.

**CONCLUSIONS AND RECOMMENDATIONS**

The site is located in a sensitive position within the Cannock Town Centre Conservation Area for which it is a gateway for those entering from the east. The buildings on the site are assessed as positive in the Cannock Town Centre Conservation Area Appraisal and it is considered that sympathetic restoration and/or enhancement of the buildings would enhance the conservation area and the settings of the designated assets within it.
---

SITE NAME: 256 Walsall Road, Bridgtown

SITE TYPE: SHLAA 2018 0 - 5 Year Site

PLANNING REF: C353

**IDENTIFICATION OF HERITAGE ASSETS**

Type of Asset	Name and Designation of Asset
Listed Building	
Scheduled Monument	
Conservation Area	
Non-designated	256 Walsall Road, Bridgtown

**SIGNIFICANCE AND CONTRIBUTION OF SETTING TO SIGNIFICANCE**

Name of asset	Significance (heritage value) of the asset and setting (the surroundings in which the asset is experienced)	Contribution of the site to the significance of the asset
256 Walsall Road, Bridgtown	256 Walsall Road is a late 19 <sup>th</sup> century detached cottage with three back additions. Rendered with ground floor canted bay windows either side of a projecting porch. Tiled roof with brick stacks to either gable. The asset has historic significance as part of the 19 <sup>th</sup> century growth of the area. The asset's setting has changed considerably as a result of modern development on the east side of Walsall Road.	The asset is wholly contained within the site. The remainder of the site is entirely hardstanding and does not contribute to the asset's significance.

**POTENTIAL IMPACT OF ALLOCATION ON SIGNIFICANCE**

Name of asset	Description of impact
256 Walsall Road, Bridgtown	Development that involves demolition of the asset would result in a total loss of significance. Development to the rear of the building at a reasonable height would result only in a slight loss of significance although demolition of one or more of the back additions would increase that loss.

### MAXIMISING ENHANCEMENT AND MITIGATING HARM

Maximising Enhancement
Retention of the late 19 <sup>th</sup> century building on the site would have public benefit for the preservation of an asset that has historic interest and group value with others on the west side of Walsall Road. The asset's setting could be enhanced by improvements to the landscaping to the street front of the building (currently concrete paving), to the entrance to the rear of the site, and to the boundary wall along the southern edge of the plot.
Mitigating Harm
Development should be restricted to the rear of the site and to a height of no more than two storeys in common with the surrounding built context. Construction in red brick or render would be acceptable.

### CONCLUSIONS AND RECOMMENDATIONS

256 Walsall Road is a late 19<sup>th</sup> century building with historic interest and group value with its neighbours. It is recommended that the building is retained in any scheme for the site and that improvements to its landscaping are carried out as part of the scheme. It is considered that development to the rear of the asset at an appropriate height would be unlikely to diminish the asset's significance unless the asset's original back additions were partially demolished as part of the scheme.



SITE NAME: 63-65 Market Place

SITE TYPE: SHLAA 2018 6 -15 Year Site

PLANNING REF: C358

**IDENTIFICATION OF HERITAGE ASSETS**

Type of Asset	Name and Designation of Asset
Listed Building	Council House (NHLE 1060217), grade II* Gates, Railings and Piers of Council House (NHLE 1180287), grade II* Conduit Head (NHLE 1344626), grade II 71, 71A, 73 and 75 High Green (NHLE 1060218), grade II 77 High Green (NHLE 1180307), grade II 79 High Green (NHLE 1060219), grade II
Scheduled Monument	
Conservation Area	Cannock Town Centre
Non-designated	63-65 Market Place

**SIGNIFICANCE AND CONTRIBUTION OF SETTING TO SIGNIFICANCE**

Name of asset	Significance (heritage value) of the asset and setting (the surroundings in which the asset is experienced)	Contribution of the site to the significance of the asset
Cannock Town Centre Conservation Area	<p>The Cannock Town Centre Conservation Area covers the historic core of the town centred on Market Place. The area contains eleven listed buildings and two scheduled monuments including the grade II* Church of St Luke, and the White House (formerly the Council House) and its gates, railings and gate piers. Cannock was at the meeting place of several routes and a large marketplace was established at the intersection. Market Place and the bowling green it encloses form one of the three open spaces that characterise the conservation area, the others being the former grounds of the White House and the churchyard of St Luke's church.</p> <p>The conservation area is fringed by development, much of it modern, and effectively cut off from the hinterland to the north and east by the Ringway, a modern dual carriageway road. Once inside the Ringway the historic character of the town is shown by the open spaces</p>	<p>The site is in a prominent position at the centre of the conservation area. The building on the northern part of the site is late 19<sup>th</sup> century. Rendered brick with stone quoins, canted bay windows to the first floor and square sashes under gables to the attic storey. It is assessed as making a positive contribution to the conservation area in the Cannock Town Centre Conservation Area Appraisal and Management Plan. The positive contribution made by the building's 19<sup>th</sup> century style is offset by the modern shopfronts and especially by the signage to No. 65.</p>

	and the designated and non-designated built heritage assets that surround them. The large areas of pedestrianised space and large numbers of significant trees provide a positive setting to the built heritage assets.	
Council House	<p>The Council House was built before 1734 as The White House by Dr William Birch (or Byrch) and after being leased for a period to Sir Robert Fisher was lived in by the Birch family. The two-storey, stuccoed house is of five bays with a moulded cornice and tiled roof above. There is a one-bay addition to the left hand side and a west wing set back. The house was formerly used as Cannock's Council House.</p> <p>The Council House has architectural interest as an early 18<sup>th</sup> century domestic house and historic interest as the largest originally private house in the centre of Cannock. The House has lost part of its original garden to the west to car parking but retains much of its original setting in the form of part of its garden to the east (The Green) together with the Bowling Green and the historic buildings surrounding it on its south side.</p>	The current building on the site makes only a small contribution to the asset's setting. The positive contribution made by its 19 <sup>th</sup> century style is offset by the modern shopfronts and by the signage to No. 65.
Gates, Railings and Piers of Council House	<p>Ornate 19<sup>th</sup> century wrought iron gates with railings either side set on dwarf brick walls with rusticated stone pillars at each end. The ensemble has aesthetic interest and historical interest for their part in the development of the White House. The asset's setting is the White House and its gardens and the Bowling Green to the south-east.</p>	The current building on the site makes only a small contribution to the asset's setting. The positive contribution made by its 19 <sup>th</sup> century style is offset by the modern shopfronts and by the signage to No. 65.
Conduit Head	<p>The conduit head is a mid-18<sup>th</sup> century structure from which water piped from Leacroft to the south-east of the town was piped to pumps around the town. The hexagonal structure is constructed from sandstone ashlar with a stone-flagged pyramidal roof surmounted by a ball</p>	The current building on the site makes only a small contribution to the asset's setting. The positive contribution made by its 19 <sup>th</sup> century style is offset by the modern shopfronts and by the signage to No. 65.

	<p>finial. The asset has historical interest as part of the town's 18<sup>th</sup> century infrastructure and for its association with Dr William Birch and Sir Robert Fisher both of whom endowed the project and both of whom were residents of the adjacent White House. The asset's setting is the centre of Cannock characterised by the Bowling Green and the historic buildings surrounding it.</p>	
79 High Green	<p>79 High Green is a timber framed building with a later brick front. The central entrance section has a gabled wing either side. Tiled roof and projecting stone chimney to the right hand return. The shopfronts, windows and scalloped bargeboards are modern. The house has historic interest as a building of probably 16<sup>th</sup> century date. The asset's setting is the historic core of Cannock including the Bowling Green, Conduit Head, Council House and further historic buildings on the south side of Market Place.</p>	<p>The current building on the site makes only a small contribution to the asset's setting. The positive contribution made by its 19<sup>th</sup> century style is offset by the modern shopfronts and by the signage to No. 65.</p>
77 High Green	<p>77 High Green is a mid-19<sup>th</sup> century two storey building in red brick. Modern doorway and shopfront to the left hand side, painted stone Ionic pilaster doorcase to the right. Four sash windows with stone console brackets to the first floor, stone eaves with console brackets above. Tiled roof with brick stacks. The building has historic interest as part of Cannock's 19<sup>th</sup> century development. Its setting is the historic core of Cannock including the Bowling Green, Conduit Head, Council House and further historic buildings on the south side of Market Place.</p>	<p>The current building on the site makes only a small contribution to the asset's setting. The positive contribution made by its 19<sup>th</sup> century style is offset by the modern shopfronts and by the signage to No. 65.</p>
71, 71A, 73 and 75 High Green	<p>A row of early 19<sup>th</sup> century and later houses. 71 and 71a are in stucco, the remainder in brick. No. 71 has a central doorcase with glazed side panels and cornice hood. Sash windows apart from No. 75 which has casements and also has a carriage arch to the left hand side. Tiled roofs</p>	<p>The current building on the site makes only a small contribution to the asset's setting. The positive contribution made by its 19<sup>th</sup> century style is offset by the modern shopfronts and by the signage to No. 65.</p>

	and brick stacks over all. The building has historic interest as part of Cannock's 19 <sup>th</sup> century development. Its setting is the historic core of Cannock including the Bowling Green, Conduit Head, Council House and further historic buildings on the south side of Market Place.	
63-65 Market Place	Two storeys plus attic in brick, rendered to the street elevation with masonry quoins. Modern shop fronts, canted bays with timber sashes to the first floor and square sashes under gablets above. Modern tiled roof. The asset has historic significance as part of the late 19 <sup>th</sup> century modernisation of Cannock Town Centre. It is assessed as making a positive contribution to the conservation area in the Cannock Town Centre Conservation Area Appraisal and Management Plan. Its setting is the town centre, specifically Market Place and the Bowling Green.	The site is wholly contained within the site which includes the asset's original plot and land behind it.

**POTENTIAL IMPACT OF ALLOCATION ON SIGNIFICANCE**

<b>Name of asset</b>	<b>Description of impact</b>
Cannock Town Centre Conservation Area	Demolition and replacement of the current building would further modernise the town centre resulting in a loss of significance. Development to the rear of the building at an appropriate height would not have an impact.
Council House	Demolition and replacement of the current building would slightly change the asset's setting resulting in a very slight loss of significance. Development to the rear of the building at an appropriate height would not have an impact.
Gates, Railings and Piers of Council House	Demolition and replacement of the current building would slightly change the asset's setting resulting in a very slight loss of significance. Development to the rear of the building at an appropriate height would not have an impact.
Conduit Head	Demolition and replacement of the current building would slightly change the asset's setting resulting in a very slight loss of significance. Development to the rear of the building at an appropriate height would not have an impact.
79 High Green	Demolition and replacement of the current building would slightly change the asset's setting resulting in a very slight loss of significance. Development to the rear of the building at an appropriate height would not have an impact.
77 High Green	Demolition and replacement of the current building would slightly change the asset's setting resulting in a very slight loss of significance.

	Development to the rear of the building at an appropriate height would not have an impact.
71, 71A, 73 and 75 High Green	Demolition and replacement of the current building would slightly change the asset's setting resulting in a very slight loss of significance. Development to the rear of the building at an appropriate height would not have an impact.
63-65 Market Place	A scheme which included demolition of the building would result in a total loss of significance. Development to the rear of the building at an appropriate height would not have an impact.

### MAXIMISING ENHANCEMENT AND MITIGATING HARM

Maximising Enhancement
Retention and renovation of Nos. 63-65 Market Place would have public benefit in the preservation of a non-designated asset assessed as being of positive impact in the Cannock Town Centre Conservation Area Appraisal and Management Plan. The modern shopfronts to the building are inappropriate for the conservation area and their replacement would enhance the non-designated building and the conservation area itself.
Mitigating Harm
Development to the rear of the site should be restricted to two or two and a half storeys to avoid visual impact in the conservation area. Should a scheme include demolition of the non-designated 63-65 Market Place its replacement should be of high quality and traditional style with a roof line and window spacing to complement that of the listed building to the west.

### CONCLUSIONS AND RECOMMENDATIONS

63-65 Market Place is a building of positive impact within the conservation area and should be retained as part of any scheme for the site. The asset is located within Historic Urban Character Area (HUCA) 5: Market Place as identified by the Cannock Historic Character Assessment (Staffordshire County Council 2009) which recommends that appropriate development within the HUCA should ' <i>look to improve the historic character and sense of place within the nearby public realm.</i> ' (p. 59). It is recommended that any scheme for the site should include renovation of the building and replacement of the modern shopfronts in order to enhance both the asset and the conservation area. Development to the rear of the site to a maximum height of 2.5 storeys would be acceptable and would not have an undue effect on the significance of the conservation area or individual assets within it.
---

SITE NAME: 58 North Street, Bridgtown

SITE TYPE: SHLAA 2018 0 - 5 Year Site

PLANNING REF: C366

**IDENTIFICATION OF HERITAGE ASSETS**

Type of Asset	Name and Designation of Asset
Listed Building	Bridgtown War Memorial (NHLE 1423913), grade II
Scheduled Monument	
Conservation Area	North Street Bridgtown
Non-designated	58 North Street

**SIGNIFICANCE AND CONTRIBUTION OF SETTING TO SIGNIFICANCE**

Name of asset	Significance (heritage value) of the asset and setting (the surroundings in which the asset is experienced)	Contribution of the site to the significance of the asset
North Street Bridgtown Conservation Area	<p>Bridgtown developed in the late 1870s as an industrial settlement, in particular for the manufacture of 'edge tools.' The area was built up around the existing road network with Watling Street and Walsall Road (turnpiked in 1766 and 1793 respectively) meeting just to the south-west at Churchbridge. The Churchbridge Branch of the Staffordshire and Worcester Canal opened in 1839 and the Cannock Extension in 1863. The South Staffordshire railway line was extended through Churchbridge and Cannock in 1858.</p> <p>The settlement was developed to a regular plan with individual plots being developed by different builders. The conservation area is centred on the central section of North Street between the junction of Broad Street and Church Street to the south and Longford Road and Union Street to the north. The area remains the settlement's retail hub and is characterised by two-storey brick buildings, detached, semi-detached and in terraces, many with historic shop fronts.</p>	<p>The site is wholly within the conservation area and contains the late 19<sup>th</sup> century 58 North Street which is noted within the North Street Bridgtown Conservation Area as a building with positive impact. The building was once one of a pair of semi-detached houses on the corner of North Street and Union Street. The land where its pair once stood is now a green space. The site forms a gateway at the northern entrance to the conservation area and is an important contributor to its significance.</p>
Bridgtown War Memorial	The Bridgtown War Memorial was erected in 1920 to commemorate the	The site faces the war memorial across the road

	<p>40 men of the parish who died during the First World War. A second inscription was added after the Second World War in which ten local men died.</p> <p>The memorial is a marble obelisk on a square plinth set inside a small enclosure. It has historic interest and communal value for its commemoration of the fallen of the parish in the two World Wars. The memorial is located on the junction of Longford Road and North Street and its setting is the late 19<sup>th</sup> and early 20<sup>th</sup> century streetscape which includes the late 19<sup>th</sup> century Castle public house and the early 20<sup>th</sup> century Bridgtown Primary School, two other heritage assets of historic value.</p>	<p>junction and as one of the buildings in place prior to construction of the memorial it contributes to the asset's significance. The loss of the building's semi-detached pair has lessened this contribution to a degree.</p>
58 North Street	<p>58 North Street is a late 19<sup>th</sup> century house, previously one of a pair of semi-detached houses on the corner of North Street and Union Street. The land where its pair once stood is now a green space. The building's significance has been reduced as a result of the loss of its pair and from the use of replacement door and windows in its North Street elevation. However, the building is in a prominent position at the entrance to the North Street Bridgtown Conservation Area from the east. It is assessed within the conservation area appraisal and management plan as a building of positive impact.</p>	<p>The asset is wholly contained within the site. The site represents the property's original plot and contains an outbuilding assessed as being of positive impact within the conservation area appraisal and management plan.</p>

**POTENTIAL IMPACT OF ALLOCATION ON SIGNIFICANCE**

<b>Name of asset</b>	<b>Description of impact</b>
North Street Bridgtown Conservation Area	The site is located at an entry point to the conservation area and development on it would have the potential to for impact on its significance, either positively or negatively.
Bridgtown War Memorial	The site is one of a number of contributors to the asset's significance. 58 North Street was in place before the memorial was erected and its replacement would have an effect on the asset's significance.
58 North Street	Development that involved demolition of the asset would result in a total loss of significance.

### MAXIMISING ENHANCEMENT AND MITIGATING HARM

Maximising Enhancement
Enhancement can be maximised by retention and restoration of 58 North Street, principally by replacement of the modern door and windows with units more appropriate to the conservation area. Removal of the paint to the brickwork would also align with advice in the North Street Bridgtown Conservation Area Management Plan SPD (Cannock Chase District Council 2014).
Mitigating Harm
The retention of positive buildings within the conservation area is encouraged by the North Street Bridgtown Conservation Area Management Plan SPD (Cannock Chase District Council 2014) and retention of 58 North Street and the outbuilding to the rear would minimise harm to the conservation area and the grade II listed Bridgtown War Memorial. Were a scheme to include demolition of the asset its replacement should be of traditional design and should adhere to well-established good urban design principles. Unpainted, unrendered red brick is preferred. Historic buildings in the conservation area use a number of roof lines and window spacings and the site could accommodate a number of variations.

### CONCLUSIONS AND RECOMMENDATIONS

The site is located at the entry point to the Bridgtown Conservation Area from the east. There are two buildings on the site assessed to be of positive impact on the conservation area. It is recommended that development is restricted to the retention, renovation and reuse of these buildings in order to enhance the conservation area and to minimise harm to it and to the grade II listed Bridgtown War Memorial opposite.



SITE NAME: Land at Court Bank Farm, Cannock Wood

SITE TYPE: SHLAA 2018 - Green Belt Site

PLANNING REF: C373

**IDENTIFICATION OF HERITAGE ASSETS**

Type of Asset	Name and Designation of Asset
Listed Building	
Scheduled Monument	Moated site and bloomery in Courtbanks Covert (NHLE 1003750)
Conservation Area	
Non-designated	Mill pond within site Flint knapping site within site Settlement earthworks within site Nun's Well (possibly 16 <sup>th</sup> century) within site.

**SIGNIFICANCE AND CONTRIBUTION OF SETTING TO SIGNIFICANCE**

Name of asset	Significance (heritage value) of the asset and setting (the surroundings in which the asset is experienced)	Contribution of the site to the significance of the asset
Moated site and bloomery in Courtbanks Covert, including:  Mill pond within site  Settlement earthworks within site	<p>The medieval moated site and bloomery 360m south west of Court Bank Farm survive as earthworks and buried archaeological deposits within the valley of Redmoor Brook. It is possibly the site of a royal hunting lodge built by Henry II in 1157-1158.</p> <p>The site is of national significance due to its archaeological and historical interest. This interest is derived from the use of the site used as a hunting lodge established by Henry II.</p> <p>It remains unexcavated and retains archaeological significance to the study of medieval moated sites, the study of metalworking, the study of Henry II, and the wider medieval landscape.</p> <p>Associated with Redmoor Abbey are several other features including, the Mill pond, the earthworks and the furnace. Together, these form a group significance as part of the history and evolution of Redmoor Abbey and the local medieval landscape.</p>	The asset lies wholly within the site.

	<p>The mill pond's significance is also derived from the archaeological and environmental evidence it may provide of metalworking and water management technology from the medieval period and more widely the local medieval landscape.</p> <p>The site of Redmoor Abbey is set within and covered over by 300-400 year old historic woodland that has grown over the remains of the slag furnace and earthworks. The site's setting is also within the local and national medieval landscape of moated manor sites and is still situated within arable fields and pastureland, retaining its rural setting, although there has been some encroachment by the town of Cannock Wood to the east.</p>	
<p>Flint knapping within the site</p>	<p>Evidence of over 600 Mesolithic/Neolithic flints and a chipping floor were found during a walkover of the site in 1910. The amount of flints found in the area are suggestive of a prehistoric settlement or occupation in the area. An occupation site or settlement would hold local significance to the study of regional prehistoric study and would inform the regional research framework.</p>	<p>The asset lies wholly within the site.</p>
<p>Nun's Well</p>	<p>The Nun's Well is a rock cut example of a medieval well; its significance lies in its relationship to the Kings' lodge and Redmoor Abbey and is significant to the local community as a well-known medieval archaeological feature and as a local place of healing,</p> <p>It also forms part of a group value alongside the Redmoor Abbey and the earthworks as a nationally significant medieval moated site that has ties to the monarchy.</p>	<p>The asset lies wholly within the site.</p>

**POTENTIAL IMPACT OF ALLOCATION ON SIGNIFICANCE**

Name of asset	Description of impact
Moated site and bloomery in Courtbanks Covert, including:  Mill pond within site  Settlement earthworks within site	Any intrusive activities have the potential to impact this asset and reduce its significance. Any intrusive works or alteration to the site have the potential to impact upon its setting within the local medieval landscape and more widely as part of a group of medieval moated manor sites.
Flint knapping within the site	The discovery of over 600 flints is suggestive of a potential Prehistoric settlement within the site. Any intrusive activities have the potential to impact upon this.
Nun's Well	The Nun's Well's significance is tied to its setting within the local medieval landscape, to the moated medieval manor and to the Redmoor Abbey site. Intrusive works would impact upon the setting of the well. Removal or alteration of the Nun's Well will also impact its association with the local village of Cannock Wood and its intangible history as a source of healing.

**MAXIMISING ENHANCEMENT AND MITIGATING HARM**

<b>Maximising Enhancement</b>
The good surface visibility and easy accessibility of the moated site earthworks and associated Nun's Well could be enhanced with the installation of interpretive boards or educational facilities at the site such as booklets and leaflets.
<b>Mitigating Harm</b>
Any intrusive construction works has the potential to cause harm to the standing and buried archaeological asset. Therefore, a proportional and targeted programme of archaeological works should be completed ahead of any intrusive construction works.

**CONCLUSIONS AND RECOMMENDATIONS**

It is recommended that the proposed development completely avoids the moated manor site. It is recommended that consultation with the County Archaeologist takes place to determine breadth and scope of targeted archaeological works ahead of any intrusive construction to the hinterland surrounding the moated site, this may include a geophysical survey and a programme targeted evaluation trenching.
--

SITE NAME: 74 Hayfield Hill

SITE TYPE: SHLAA 2018 0 - 5 Year Site

PLANNING REF: C374

**IDENTIFICATION OF HERITAGE ASSETS**

Type of Asset	Name and Designation of Asset
Listed Building	
Scheduled Monument	Moated site and bloomery in Courtbanks Covert (NHLE 1003750)
Conservation Area	
Non-designated	

**SIGNIFICANCE AND CONTRIBUTION OF SETTING TO SIGNIFICANCE**

Name of asset	Significance (heritage value) of the asset and setting (the surroundings in which the asset is experienced)	Contribution of the site to the significance of the asset
<p>Moated site and bloomery in Courtbanks Covert, including:</p> <p>Mill pond within site</p> <p>Settlement earthworks within site</p>	<p>The medieval moated site and bloomery 360m south west of Court Bank Farm survive as earthworks and buried archaeological deposits within the valley of Redmoor Brook. It is possibly the site of a royal hunting lodge built by Henry II in 1157-1158.</p> <p>The site is of national significance due to its archaeological and historical interest. This interest is derived from the use of the site used as a hunting lodge established by Henry II.</p> <p>It remains unexcavated and retains archaeological significance to the study of medieval moated sites, the study of metalworking, the study of Henry II, and the wider medieval landscape.</p> <p>Associated with Redmoor Abbey are several other features including, the mill pond, the earthworks and the furnace. Together, these form a group significance as part of the history and evolution of Redmoor Abbey and the local medieval landscape.</p> <p>The mill pond's significance is also derived from the archaeological and environmental evidence it may</p>	<p>74 Hayfield Hill lies c. 250m to the east of the scheduled monument and is clearly inter-visible to and from the asset.</p> <p>The proposed development site includes water management features relating to medieval iron smelting activities known to have taken place during the late medieval period. It also forms part of the agricultural hinterland that was likely under the control of the medieval priory and includes ancient woodlands that may represent remnants of the 12<sup>th</sup> century hunting grounds of the Henry II hunting lodge based at the moated site. Although post-medieval and modern field boundaries obscure the historic patterns, some remnant features can still be discerned in the landscape.</p> <p>The proposed development therefore forms part of the setting of the scheduled remains and contributes to the significance of the asset as well as our understanding of it.</p>

	<p>provide of metalworking and water management technology from the medieval period and more widely the local medieval landscape.</p> <p>The site of Redmoor Abbey is set within and covered over by 300-400 year old historic woodland that has grown over the remains of the slag furnace and earthworks. The site's setting is also within the local and national medieval landscape of moated manor sites and is still situated within arable fields and pastureland, retaining its rural setting, although there has been some encroachment by the town of Cannock Wood to the east.</p>	
<p>Flint knapping within the site</p>	<p>Evidence of over 600 Mesolithic/Neolithic flints and a chipping floor were found during a walkover of the site in 1910. The amount of flints found in the area are suggestive of a prehistoric settlement or occupation in the area. An occupation site or settlement would hold local significance to the study of regional prehistoric study and would inform the regional research framework.</p>	<p>The site has the potential to form part of the setting of a prehistoric settlement or wider landscape.</p>
<p>Nun's Well</p>	<p>The Nun's Well is a rock cut example of a medieval well; its significance lies in its relationship to the Kings' lodge and the Redmoor Abbey and is significant to the local community as a well-known medieval archaeological feature and as a local place of healing,</p> <p>It also forms part of a group value alongside Redmoor Abbey and the earthworks as a nationally significant medieval moated site that has ties to the monarchy.</p>	<p>The proposed development site includes water management features relating to medieval iron smelting activities known to have taken place during the late medieval period. It also forms part of the agricultural hinterland that was likely under the control of the medieval priory and includes ancient woodlands that may represent remnants of the 12<sup>th</sup> century hunting grounds of the Henry II hunting lodge based at the moated site. Although post-medieval and modern field boundaries obscure the historic patterns, some</p>

		<p>remnant features can still be discerned in the landscape.</p> <p>The proposed development therefore forms part of the setting of the scheduled remains and contributes to the significance of the asset as well as our understanding of it.</p>
--	--	--

**POTENTIAL IMPACT OF ALLOCATION ON SIGNIFICANCE**

<b>Name of asset</b>	<b>Description of impact</b>
<p>Moated site and bloomery in Courtbanks Covert, including:</p> <p>Mill pond within site</p> <p>Settlement earthworks within site</p>	<p>Any intrusive works or alteration to the site have the potential to impact upon its setting within the local medieval landscape and more widely as part of a group of medieval moated manor sites.</p>
<p>Flint knapping within the site</p>	<p>The discovery of over 600 flints is suggestive of a potential Prehistoric settlement within the site. Any intrusive activities have the potential to impact upon this.</p>
<p>Nun's Well</p>	<p>The Nun's Well's significance is tied to its setting within the local medieval landscape, to the moated medieval manor and to the Redmoor Abbey site. Intrusive works would impact upon the setting of the well. Removal or alteration of the Nun's Well will also impact its association with the local village of Cannock Wood and its intangible history as a source of healing.</p>

**MAXIMISING ENHANCEMENT AND MITIGATING HARM**

<b>Maximising Enhancement</b>
<p>The good surface visibility and easy accessibility of the moated site earthworks and associated Nun's Well could be enhanced with the installation of interpretive boards or educational facilities at the site such as booklets and leaflets.</p>
<b>Mitigating Harm</b>
<p>Any intrusive construction works has the potential to cause harm to the standing and buried archaeological asset. Therefore, a proportional and targeted programme of archaeological works should be completed ahead of any intrusive construction works.</p>

**CONCLUSIONS AND RECOMMENDATIONS**

<p>It is recommended that the proposed development completely avoids the moated manor site. It is recommended that consultation with the County Archaeologist takes place to determine breadth and scope of targeted archaeological works ahead of any intrusive construction to the hinterland surrounding the moated site, this may include a geophysical survey and a programme targeted evaluation trenching.</p>
---

SITE NAME: Land to the rear of 40-46 Hayfield Hill

SITE TYPE: SHLAA 2018 - Green Belt Site

PLANNING REF: C402

**IDENTIFICATION OF HERITAGE ASSETS**

Type of Asset	Name and Designation of Asset
Listed Building	
Scheduled Monument	Moated site and bloomery in Courtbanks Covert (NHLE 1003750)
Conservation Area	
Non-designated	

**SIGNIFICANCE AND CONTRIBUTION OF SETTING TO SIGNIFICANCE**

Name of asset	Significance (heritage value) of the asset and setting (the surroundings in which the asset is experienced)	Contribution of the site to the significance of the asset
<p>Moated site and bloomery in Courtbanks Covert, including:</p> <p>Mill pond within site</p> <p>Settlement earthworks within site</p>	<p>The medieval moated site and bloomery 360m south west of Court Bank Farm survive as earthworks and buried archaeological deposits within the valley of Redmoor Brook. It is possibly the site of a royal hunting lodge built by Henry II in 1157-1158.</p> <p>The site is of national significance due to its archaeological and historical interest. This interest is derived from the use of the site used as a hunting lodge established by Henry II.</p> <p>It remains unexcavated and retains archaeological significance to the study of medieval moated sites, the study of metalworking, the study of Henry II, and the wider medieval landscape.</p> <p>Associated with Redmoor Abbey are several other features including, the mill pond, the earthworks and the furnace. Together, these form a group significance as part of the history and evolution of Redmoor Abbey and the local medieval landscape.</p> <p>The mill pond's significance is also derived from the archaeological and environmental evidence it may</p>	<p>The site lies c. 500m to the north-east of the scheduled monument with clearly inter-visibility to and from the asset.</p> <p>The proposed development site forms part of the agricultural hinterland that was probably under the control of the medieval priory and includes ancient woodlands that may represent remnants of the 12<sup>th</sup> century hunting grounds of the Henry II hunting lodge based at the moated site. Although post-medieval and modern field boundaries obscure the historic patterns, some remnant features can still be discerned in the landscape.</p> <p>The proposed development therefore forms part of the setting of the scheduled remains and contributes to the significance of the asset as well as our understanding of it.</p>

	<p>provide of metalworking and water management technology from the medieval period and more widely the local medieval landscape.</p> <p>The site of Redmoor Abbey is set within and covered over by 300-400 year old historic woodland that has grown over the remains of the slag furnace and earthworks. The site's setting is also within the local and national medieval landscape of moated manor sites and is still situated within arable fields and pastureland, retaining its rural setting, although there has been some encroachment by the town of Cannock Wood to the east.</p>	
Flint knapping within the site	<p>Evidence of over 600 Mesolithic/Neolithic flints and a chipping floor were found during a walkover of the site in 1910. The amount of flints found in the area are suggestive of a prehistoric settlement or occupation in the area. An occupation site or settlement would hold local significance to the study of regional prehistoric study and would inform the regional research framework.</p>	<p>The site has the potential to form part of the setting of a prehistoric settlement or wider landscape.</p>
Nun's Well	<p>The Nun's Well is a rock cut example of a medieval well; its significance lies in its relationship to the Kings' lodge and Redmoor Abbey and is significant to the local community as a well-known medieval archaeological feature and as a local place of healing,</p>	<p>The proposed development site includes water management features relating to medieval iron smelting activities known to have taken place during the late medieval period. It also forms part of the agricultural hinterland that was likely under the control of the medieval priory and includes ancient woodlands that may represent remnants of the 12<sup>th</sup> century hunting grounds of the Henry II hunting lodge based at the moated site. Although post-medieval and modern field boundaries obscure the historic patterns, some</p>



		<p>remnant features can still be discerned in the landscape.</p> <p>The proposed development therefore forms part of the setting of the scheduled remains and contributes to the significance of the asset as well as our understanding of it.</p>
--	--	--

**POTENTIAL IMPACT OF ALLOCATION ON SIGNIFICANCE**

<b>Name of asset</b>	<b>Description of impact</b>
<p>Moated site and bloomery in Courtbanks Covert, including:</p> <p>Mill pond within site</p> <p>Settlement earthworks within site</p>	<p>Any intrusive works or alteration to the site have the potential to impact upon its setting within the local medieval landscape and more widely as part of a group of medieval moated manor sites.</p>
<p>Flint knapping within the site</p>	<p>The discovery of over 600 flints is suggestive of a potential Prehistoric settlement within the site. Any intrusive activities have the potential to impact upon this.</p>
<p>Nun's Well</p>	<p>The Nun's Well's significance is tied to its setting within the local medieval landscape, to the moated medieval manor and to the Redmoor Abbey site. Intrusive works would impact upon the setting of the well. Removal or alteration of the Nun's Well will also impact its association with the local village of Cannock Wood and its intangible history as a source of healing.</p>

**MAXIMISING ENHANCEMENT AND MITIGATING HARM**

<p>Maximising Enhancement</p>
<p>The good surface visibility and easy accessibility of the moated site earthworks and associated Nun's Well could be enhanced with the installation of interpretive boards or educational facilities at the site such as booklets and leaflets.</p>
<p>Mitigating Harm</p>
<p>Any intrusive construction works has the potential to cause harm to the standing and buried archaeological asset. Therefore, a proportional and targeted programme of archaeological works should be completed ahead of any intrusive construction works.</p>

**CONCLUSIONS AND RECOMMENDATIONS**

<p>It is recommended that the proposed development completely avoids the moated manor site. It is recommended that consultation with the County Archaeologist takes place to determine breadth and scope of targeted archaeological works ahead of any intrusive construction to the hinterland surrounding the moated site, this may include a geophysical survey and a programme targeted evaluation trenching.</p>
---

SITE NAME: Land off Rugeley Road

SITE TYPE: SHLAA 2018 - Green Belt Site

PLANNING REF: C404

**IDENTIFICATION OF HERITAGE ASSETS**

Type of Asset	Name and Designation of Asset
Listed Building	
Scheduled Monument	Moated site and bloomery in Courtbanks Covert (NHLE 1003750)
Conservation Area	
Non-designated	

**SIGNIFICANCE AND CONTRIBUTION OF SETTING TO SIGNIFICANCE**

Name of asset	Significance (heritage value) of the asset and setting (the surroundings in which the asset is experienced)	Contribution of the site to the significance of the asset
<p>Moated site and bloomery in Courtbanks Covert, including:</p> <p>Mill pond within site</p> <p>Settlement earthworks within site</p>	<p>The medieval moated site and bloomery 360m south west of Court Bank Farm survive as earthworks and buried archaeological deposits within the valley of Redmoor Brook. It is possibly the site of a royal hunting lodge built by Henry II in 1157-1158.</p> <p>The site is of national significance due to its archaeological and historical interest. This interest is derived from the use of the site used as a hunting lodge established by Henry II.</p> <p>It remains unexcavated and retains archaeological significance to the study of medieval moated sites, the study of metalworking, the study of Henry II, and the wider medieval landscape.</p> <p>Associated with Redmoor Abbey are several other features including, the mill pond, the earthworks and the furnace. Together, these form a group significance as part of the history and evolution of Redmoor Abbey and the local medieval landscape.</p> <p>The mill pond's significance is also derived from the archaeological and environmental evidence it may</p>	<p>The Land off Rugeley Road lies c. 600m to the south-east of the scheduled monument with clear intervisibility to and from the asset.</p> <p>The proposed development site includes water management features relating to medieval iron smelting activities known to have taken place during the late medieval period. It also forms part of the agricultural hinterland that was likely under the control of the medieval priory and includes ancient woodlands that may represent remnants of the 12<sup>th</sup> century hunting grounds of the Henry II hunting lodge based at the moated site. Although post-medieval and modern field boundaries obscure the historic patterns, some remnant features can still be discerned in the landscape.</p> <p>The proposed development therefore forms part of the setting of the scheduled remains and contributes to the</p>

	<p>provide of metalworking and water management technology from the medieval period and more widely the local medieval landscape.</p> <p>The site of Redmoor Abbey is set within and covered over by 300-400 year old historic woodland that has grown over the remains of the slag furnace and earthworks. The site's setting is also within the local and national medieval landscape of moated manor sites and is still situated within arable fields and pastureland, retaining its rural setting, although there has been some encroachment by the town of Cannock Wood to the east.</p>	<p>significance of the asset as well as our understanding of it.</p>
<p>Flint knapping within the site</p>	<p>Evidence of over 600 Mesolithic/Neolithic flints and a chipping floor were found during a walkover of the site in 1910. The amount of flints found in the area are suggestive of a prehistoric settlement or occupation in the area. An occupation site or settlement would hold local significance to the study of regional prehistoric study and would inform the regional research framework.</p>	<p>The site has the potential to form part of the setting of a prehistoric settlement or wider landscape.</p>
<p>Nun's Well</p>	<p>The Nun's Well is a rock cut example of a medieval well; its significance lies in its relationship to Kings' Lodge and Redmoor Abbey and is significant to the local community as a well-known medieval archaeological feature and as a local place of healing,</p> <p>It also forms part of a group value alongside the Redmoor Abbey and the earthworks as a nationally significant medieval moated site that has ties to the monarchy.</p>	<p>The proposed development site includes water management features relating to medieval iron smelting activities known to have taken place during the late medieval period. It also forms part of the agricultural hinterland that was likely under the control of the medieval priory and includes ancient woodlands that may represent remnants of the 12<sup>th</sup> century hunting grounds of the Henry II hunting lodge based at the moated site. Although post-medieval and modern field boundaries obscure the historic patterns, some remnant features can still be discerned in the landscape.</p>

		The proposed development therefore forms part of the setting of the scheduled remains and contributes to the significance of the asset as well as our understanding of it.
--	--	--

**POTENTIAL IMPACT OF ALLOCATION ON SIGNIFICANCE**

<b>Name of asset</b>	<b>Description of impact</b>
Moated site and bloomery in Courtbanks Covert, including:  Mill pond within site  Settlement earthworks within site	Any intrusive works or alteration to the site have the potential to impact upon its setting within the local medieval landscape and more widely as part of a group of medieval moated manor sites.
Flint knapping within the site	The discovery of over 600 flints is suggestive of a potential Prehistoric settlement within the site. Any intrusive activities have the potential to impact upon this.
Nun's Well	The Nun's Well's significance is tied to its setting within the local medieval landscape, to the moated medieval manor and to the Redmoor Abbey site. Intrusive works would impact upon the setting of the well. Removal or alteration of the Nun's Well will also impact its association with the local village of Cannock Wood and its intangible history as a source of healing.

**MAXIMISING ENHANCEMENT AND MITIGATING HARM**

<b>Maximising Enhancement</b>
The good surface visibility and easy accessibility of the moated site earthworks and associated Nun's Well could be enhanced with the installation of interpretive boards or educational facilities at the site such as booklets and leaflets.
<b>Mitigating Harm</b>
Any intrusive construction works has the potential to cause harm to the standing and buried archaeological asset. Therefore, a proportional and targeted programme of archaeological works should be completed ahead of any intrusive construction works.

**CONCLUSIONS AND RECOMMENDATIONS**

It is recommended that the proposed development completely avoids the moated manor site. It is recommended that consultation with the County Archaeologist takes place to determine breadth and scope of targeted archaeological works ahead of any intrusive construction to the hinterland surrounding the moated site, this may include a geophysical survey and a programme targeted evaluation trenching.
--

SITE NAME: 8, Bank House, Mill Street

SITE TYPE: SHLAA 2018 0 - 5 Year Site

PLANNING REF: C406

**IDENTIFICATION OF HERITAGE ASSETS**

Type of Asset	Name and Designation of Asset
Listed Building	8 & 8a Mill Street (NHLE 1060221), grade II 10 Mill Street (NHLE 1344629), grade II
Scheduled Monument	
Conservation Area	Cannock Town Centre
Non-designated	

**SIGNIFICANCE AND CONTRIBUTION OF SETTING TO SIGNIFICANCE**

Name of asset	Significance (heritage value) of the asset and setting (the surroundings in which the asset is experienced)	Contribution of the site to the significance of the asset
Cannock Town Centre Conservation Area	<p>The Cannock Town Centre Conservation Area covers the historic core of the town centred on Market Place. The area contains eleven listed buildings and two scheduled monuments including the grade II* Church of St Luke, and the White House (formerly the Council House) and its gates, railings and gate piers. Cannock was at the meeting place of several routes and a large marketplace was established at the intersection. Market Place and the bowling green it encloses form one of the three open spaces that characterise the conservation area, the others being the former grounds of the White House and the churchyard of St Luke's church.</p> <p>The conservation area is fringed by development, much of it modern, and effectively cut off from the hinterland to the north and east by the Ringway, a modern dual carriageway road. Once inside the Ringway the historic character of the town is shown by the open spaces and the designated and non-designated built heritage assets that surround them. The large areas of pedestrianised space and large</p>	<p>The site faces the conservation area across Mill Street. The conservation area is largely ringed with modern buildings and road schemes and as one of the oldest buildings in Cannock after the Church of St Luke the grade II listed 8 &amp; 8a Mill Street, within the site, forms an important part of its setting.</p>

	numbers of significant trees provide a positive setting to the built heritage assets.	
Church of St Luke	<p>The Church of St Luke is a 14<sup>th</sup> and 15<sup>th</sup> century Parish church extended at its east end to a design by the Stafford architect Nicholas Joyce. A chapel was added in 1949 and a porch in 1957. The building is mainly in Perpendicular style and built of dressed and coursed local sandstone with slate roofs. The plan form is of an aisled nave with west tower and a chancel with a north-east vestry and a south-east chapel. The aisles and tower and embattled and the tower and north aisle incorporate pinnacles.</p> <p>The church has historic and architectural interest for the large amount of surviving medieval fabric. Its setting is its large churchyard extending to surrounding parts of the town including the rest of the Cannock Town Centre Conservation Area to the west. The setting also extends to the north and east, but the church has been cut off from these areas to an extent by modern road schemes including the Ringway and the modern development that followed.</p>	The site is located approximately 70m south-east of the church. It is separated from the churchyard by the A5190 Ringway/Mill Street which is a dual carriageway at this point. The site is also largely screened from the Church by mixed coniferous and deciduous trees. As a result of this separation and screening the site plays only a minor role in the church's setting.
8 & 8a Mill Street	The building is of late 16 <sup>th</sup> century origin in roughcast with two storeys and an attic with a tiled roof. The shop front, first floor windows and attic dormers are all modern. The modern back addition to the building is not of interest. The house has historic interest as one of the oldest in Cannock. Its setting is Mill Street, the start of the medieval route to Lichfield, the historic buildings on the east side and the churchyard and site on the west side.	The asset is wholly contained within the site. The rear of the site to the south-east of the listed building is part of a larger parking area and does not contribute to the significance of the asset.
10 Mill Street	10 Mill Street is a late 18 <sup>th</sup> century two-storey house in roughcast with two hipped dormers and a tiled roof. The door, shopfront, windows and dormers are all modern. The house has historic interest. Its setting is Mill	The site is located adjacent to the grade II listed 10 Mill Street and the grade II listed 8 & 8a Mill Street on the site forms a group with the asset. The rear of the site to the

	Street, the start of the medieval route to Lichfield, the historic buildings on the east side and the churchyard and site on the west side.	south-east of the listed building is part of a larger parking area and does not contribute to the significance of the asset.
--	---	--

#### POTENTIAL IMPACT OF ALLOCATION ON SIGNIFICANCE

Name of asset	Description of impact
Cannock Town Centre Conservation Area	Development to the rear of the grade II listed 8 & 8a Mill Street located at the front of the site is likely to be visible from an extremely restricted part of the conservation area and would have a very low impact.
Church of St Luke	Development to the rear of the grade II listed 8 & 8a Mill Street will not be visible from the church and would only be visible from an extremely restricted part of its setting. Such development is likely therefore to have a very low impact on the asset.
8 & 8a Mill Street	Sensitive development to two storeys on the rear part of the site to the south-east of the listed building would not interfere with the building's relationship with the Cannock Town Centre Conservation Area and the adjacent grade II listed 10 Mill Street and would have a low impact on the asset.
10 Mill Street	Development on the rear part of the site to the south-east of the listed building would be visible from a short stretch of Mill Street in front of No 10 Mill Street. Sensitive development to two storeys would not interfere with the building's relationship with the Cannock Town Centre Conservation Area and the adjacent grade II listed 8 & 8a Mill Street and would have a low impact on the asset.

#### MAXIMISING ENHANCEMENT AND MITIGATING HARM

<b>Maximising Enhancement</b>
Demolition of the modern back addition to Nos. 8 and 8a Mill Street would return the asset to the form it took in the late 19 <sup>th</sup> and early 20 <sup>th</sup> centuries and enhance its setting and that of No. 10 Mill Street.
<b>Mitigating Harm</b>
Development to the rear of the site should be sufficiently separate from Nos. 8 and 8a Mill Street in order that the asset can be appreciated from locations to the north and east. Construction should be restricted to two storeys in red brick with gabled, tiled roofs.

#### CONCLUSIONS AND RECOMMENDATIONS

The site includes land to the rear of the grade II listed 8 & 8a Mill Street. This part of the site is screened from the Cannock Town Centre Conservation Area and from that part of Mill Street adjacent to the conservation area. It is visible in views south from Mill Street but it is considered that demolition of the modern extension to the building and its replacement by a separate development in red brick to a height of two storeys would have a neutral or slightly positive impact.
--

SITE NAME: Land to rear of 6, Mill Street

SITE TYPE: SHLAA 2018 0 - 5 Year Site

PLANNING REF: C417

**IDENTIFICATION OF HERITAGE ASSETS**

Type of Asset	Name and Designation of Asset
Listed Building	8 & 8a Mill Street (NHLE 1060221), grade II 10 Mill Street (NHLE 1344629), grade II
Scheduled Monument	
Conservation Area	Cannock Town Centre
Non-designated	

**SIGNIFICANCE AND CONTRIBUTION OF SETTING TO SIGNIFICANCE**

Name of asset	Significance (heritage value) of the asset and setting (the surroundings in which the asset is experienced)	Contribution of the site to the significance of the asset
Cannock Town Centre Conservation Area	<p>The Cannock Town Centre Conservation area covers the historic core of the town centred on Market Place. The area contains eleven listed buildings and two scheduled monuments including the grade II* Church of St Luke, and the White House (formerly the Council House) and its gates, railings and gate piers. Cannock was at the meeting place of several routes and a large marketplace was established at the intersection. Market Place and the bowling green it encloses form one of the three open spaces that characterise the conservation area, the others being the former grounds of the White House and the churchyard of St Luke's church.</p> <p>The conservation area is fringed by development, much of it modern, and effectively cut off from the hinterland to the north and east by the Ringway, a modern dual carriageway road. Once inside the Ringway the historic character of the town is shown by the open spaces and the designated and non-designated built heritage assets that surround them. The large areas of pedestrianised space and large</p>	<p>The site is within the setting of the conservation area, but largely screened from it by buildings on the east side of Mill Street except for glimpsed views between Nos 3 and 4. The site makes a negligible contribution to the significance of the conservation area.</p>



	numbers of significant trees provide a positive setting to the built heritage assets.	
8 & 8a Mill Street	The building is of late 16 <sup>th</sup> century origin in roughcast with two storeys and an attic with a tiled roof. The shop front, first floor windows and attic dormers are all modern. The house has historic interest as one of the oldest in Cannock. Its setting is Mill Street, the start of the medieval route to Lichfield, the historic buildings on the east side and the churchyard and site on the west side.	The site is located to the rear of the asset. The land is currently occupied by a car park and makes no contribution to the significance of the asset.
10 Mill Street	10 Mill Street is a late 18 <sup>th</sup> century two-storey house in roughcast with two hipped dormers and a tiles roof. The door, shopfront, windows and dormer are all modern. The house has historic interest. Its setting is Mill Street, the start of the medieval route to Lichfield the historic buildings on the east side and the churchyard on the west side.	The site is located to the rear of the asset. The land is currently occupied by a car park and makes no contribution to the significance of the asset.

**POTENTIAL IMPACT OF ALLOCATION ON SIGNIFICANCE**

Name of asset	Description of impact
Cannock Town Centre Conservation Area	The site is almost completely screened from the conservation area and development on it to a height not exceeding that of the buildings on the east side of Mill Street will have no impact on it.
8 & 8a Mill Street	Development at a height of two storeys on the site would not interfere with the building's relationship with the Cannock Town Centre Conservation Area and the adjacent grade II listed 10 Mill Street and would have a negligible impact on its significance.
10 Mill Street	Development at a height of two storeys on the site would not interfere with the building's relationship with the Cannock Town Centre Conservation Area and the adjacent grade II listed 8 & 8a Mill Street and would have a negligible impact on its significance.

**MAXIMISING ENHANCEMENT AND MITIGATING HARM**

<b>Maximising Enhancement</b>
The rear of the site currently comprises car parking and enhancement in the form of landscaping as part of a scheme would be beneficial.
<b>Mitigating Harm</b>
There is currently some screening provided by vegetation on the south-east boundary of the site but further screening on the north-east boundary is recommended to soften views from the east-west section of Mill Street to the north-east of the site. Development should not exceed two

storeys and should be in red brick with tiled, gabled roofs to complement the grade II listed 8 & 8a Mill Street and 10 Mill Street.

### **CONCLUSIONS AND RECOMMENDATIONS**

The site currently comprises car parking and does not contribute to the significance of the Cannock Town Centre Conservation Area or the grade II listed 8 & 8a Mill Street and 10 Mill Street. It is recommended that development on the site should not exceed two storeys and should be in red brick with tiled, gabled roofs. Screening is recommended on the north-east boundary of the site.

SITE NAME: 5-7, Broad Street

SITE TYPE: SHLAA 2018 0 - 5 Year Site

PLANNING REF: C423

**IDENTIFICATION OF HERITAGE ASSETS**

Type of Asset	Name and Designation of Asset
Listed Building	
Scheduled Monument	
Conservation Area	North Street Bridgtown
Non-designated	5-7 Broad Street and the industrial premises/outbuildings to the rear

**SIGNIFICANCE AND CONTRIBUTION OF SETTING TO SIGNIFICANCE**

Name of asset	Significance (heritage value) of the asset and setting (the surroundings in which the asset is experienced)	Contribution of the site to the significance of the asset
North Street Bridgtown Conservation Area	<p>Bridgtown developed in the late 1870s as an industrial settlement, in particular for the manufacture of 'edge tools.' The area was built up around existing road network with Watling Street and Walsall Road (turnpiked in 1766 and 1793 respectively) meeting just to the south-west at Churchbridge. The Churchbridge Branch of the Staffordshire and Worcester Canal opened in 1839 and the Cannock Extension in 1863. The South Staffordshire railway line was extended through Churchbridge and Cannock in 1858.</p> <p>The settlement was developed to a regular plan with individual plots being developed by different builders. The conservation area is centred on the central section of North Street between the junction of Broad Street and Church Street to the south and Longford Road and Union Street to the north. The area remains the settlement's retail hub and is characterised by two-storey brick buildings, detached, semi-detached and in terraces, many with historic shop fronts.</p>	The site is partially located within the conservation area, the yard to the west of Nos. 5-7 being inside its boundary while the properties themselves are outside. The site is in a prominent position at the south-eastern gateway to the conservation area and the existing buildings on it contribute to the conservation area's significance.
5-7 Broad Street and the industrial	5-7 Broad Street is a pair of semi-detached cottages in render with	The asset is located wholly within the site.

<p>premises/outbuildings to the rear</p>	<p>stone window arches. The windows, doors and slate roof are all modern. A carriage entrance with a segmental stone arch runs through the centre of the building to the yard behind in which there are some contemporary outbuildings. The roller door to this entrance is modern. The ensemble has historic interest as a significant light industrial arrangement that contributes to the conservation area's industrial past. Much of the original setting has been replaced by modern development on the south side of Broad Street.</p>	
--	---	--

**POTENTIAL IMPACT OF ALLOCATION ON SIGNIFICANCE**

Name of asset	Description of impact
<p>North Street Bridgtown Conservation Area</p>	<p>Development on the site would remove an asset that positively contributes to the conservation area, bringing the modern development already in place to the north of Broad Street closer to the conservation area.</p>
<p>5-7 Broad Street and the industrial premises/outbuildings to the rear</p>	<p>Development requiring the demolition of Nos. 5-7 and its associated buildings would result in a complete loss of significance. Development of the yard to the west of the buildings and retaining these buildings would have a lower impact.</p>

**MAXIMISING ENHANCEMENT AND MITIGATING HARM**

Maximising Enhancement
<p>Retention, restoration and reuse of the group of buildings on the site would have a public benefit in the preservation of buildings with historic interest within the setting of the North Street Bridgtown Conservation Area that positively contributes to the conservation area.</p>
Mitigating Harm
<p>Development to the rear of the site would necessitate the loss of the rear addition and outbuilding belonging to No. 5 Broad Street. Development to the prevailing height of two storeys to the rear of the site would have a low impact on the conservation area. The yard to the west of No. 5 is within the site boundary and the conservation area. Infill development in this part of the site would need to adhere to good urban design principals as set out in the North Street Bridgtown Conservation Area Management Plan SPD. Development in this location should be of traditional design, two storeys high in red brick with slate roofs.</p>

**CONCLUSIONS AND RECOMMENDATIONS**

<p>Nos. 5-7 Broad Street are located just outside the North Street Bridgtown Conservation Area and it is considered that they make a positive contribution. It is recommended that the buildings are retained as part of any scheme for the site. It is also recommended that the buildings are assessed for its suitability for local listing following guidance contained in Historic England Advice Note 7: Local Heritage Listing (Historic England 2016). Development of the yard to the west of No. 5</p>
---

would be within the conservation area and would need to conform to the standards set out in the North Street Bridgtown Conservation Area Management Plan SPD. A scheme involving the demolition of the assets should be replaced by buildings of high quality, traditional design and the assets should be subject to an historic building recording before demolition.

SITE NAME: 1-3 Walsall Road

SITE TYPE: SHLAA 2018 0 - 5 Year Site

PLANNING REF: C424

**IDENTIFICATION OF HERITAGE ASSETS**

Type of Asset	Name and Designation of Asset
Listed Building	8 & 8a Mill Street (NHLE 1060221), grade II 10 Mill Street (NHLE 1344629), grade II Cross in St Luke's Churchyard (NHLE 1060216), grade II Parish Church of St Luke (NHLE 1295000), grade II* Railings and gates at south side of St Luke's Churchyard (NHLE 1295002), grade II
Scheduled Monument	Churchyard cross, St Luke's churchyard (NHLE 1012668)
Conservation Area	Cannock Town Centre
Non-designated	

**SIGNIFICANCE AND CONTRIBUTION OF SETTING TO SIGNIFICANCE**

Name of asset	Significance (heritage value) of the asset and setting (the surroundings in which the asset is experienced)	Contribution of the site to the significance of the asset
Cannock Town Centre Conservation Area	<p>The Cannock Town Centre Conservation area covers the historic core of the town centred on Market Place. The area contains eleven listed buildings and two scheduled monuments including the grade II* Church of St Luke, and the White House (formerly the Council House) and its gates, railings and gate piers. Cannock was at the meeting place of several routes and a large marketplace was established at the intersection. Market Place and the bowling green it encloses form one of the three open spaces that characterise the conservation area, the others being the former grounds of the White House and the churchyard of St Luke's church.</p> <p>The conservation area is fringed by development, much of it modern, and effectively cut off from the hinterland to the north and east by the Ringway, a modern dual carriageway road. Once inside the Ringway the historic character of the town is shown by the open spaces</p>	<p>The site is assessed by the Cannock Town Centre Conservation Area Appraisal as containing buildings with a negative impact. The site faces the south-eastern entrance to the conservation area at the junction of the A34 Walsall Road, Mill Street and Church Street. This gateway location forms an important part of the area's setting and the modern buildings currently on the site make a neutral to negative contribution to its significance.</p>

	and the designated and non-designated built heritage assets that surround them. The large areas of pedestrianised space and large numbers of significant trees provide a positive setting to the built heritage assets.	
8 & 8a Mill Street	The building is of late 16 <sup>th</sup> century origin in roughcast with two storeys and an attic with a tiled roof. The shop front first floor windows and attic dormers are all modern. The house has historic interest as one of the oldest in Cannock. Its setting is Mill Street, the start of the medieval route to Lichfield, the historic buildings on the east side and the churchyard and site on the west side.	There is no direct intervisibility between the site and the asset, but the site is visible from within the asset's setting on Mill Street. The site makes a minor contribution to the asset's setting.
10 Mill Street	10 Mill Street is a late 18 <sup>th</sup> century two-storey house in roughcast with two hipped dormers and a tiles roof. The door, shopfront, windows and dormer are all modern. The house has historic interest. Its setting is Mill Street, the start of the medieval route to Lichfield, the historic buildings on the east side and the churchyard and site on the west side.	There is no direct intervisibility between the site and the asset, but the site is visible from within the asset's setting on Mill Street. The site makes a minor contribution to the asset's setting.
Parish Church of St Luke	<p>The Church of St Luke is a 14<sup>th</sup> and 15<sup>th</sup> century Parish church extended at its east end to a design by the Stafford architect Nicholas Joyce. A chapel was added in 1949 and a porch in 1957. The building is mainly in Perpendicular style and built of dressed and coursed local sandstone with slate roofs. The plan form is of an aisled nave with west tower and a chancel with a north-east vestry and a south-east chapel. The aisles and tower and embattled and the tower and north aisle incorporate pinnacles.</p> <p>The church has historic and architectural interest for the large amount of surviving medieval fabric. Its setting is its large churchyard extending to surrounding parts of the town including the rest of the Cannock Town Centre Conservation Area to the east. The setting also</p>	The site is visible from the setting of the church to the south on Church Street. The modern buildings currently on the site make a negative contribution to the church's significance.

	extends to the north and east, but the church has been cut off from these areas to an extent by modern road schemes including the Ringway and the modern development that followed.	
Cross in St Luke's Churchyard	The scheduled and listed cross is medieval in date, possibly dating to the 14 <sup>th</sup> century. The sandstone shaft is held in a socket stone on a square, stepped base. The cross is located approximately 7m south-east of the Church of St Luke which, together with its churchyard forms the asset's setting. The cross has historical interest as a medieval public monument that is probably in its original location.	The site is visible from Church Street to the south of the churchyard which forms the asset's setting. The asset is viewed from this location in the context of the church behind it and the site makes no contribution to the asset's significance.
Railings and gates at south side of St Luke's Churchyard	A pair of late 18 <sup>th</sup> or early 19 <sup>th</sup> century wrought iron gates with a single gate either side. The gates are interspersed by four openwork posts with domes fluted caps with urn finials. The gates have aesthetic interest and historic interest as part of the development of the churchyard. The gate's setting is the Church of St Luke and its churchyard	The site is visible from Church Street, directly to the south of the asset. The modern buildings currently on the site make no contribution to the asset's significance.

#### POTENTIAL IMPACT OF ALLOCATION ON SIGNIFICANCE

Name of asset	Description of impact
Cannock Town Centre Conservation Area	Development on the site has the potential to change the setting of the conservation area. There is potential for moderate impact on significance given the site's proximity to the conservation area and its location opposite one of the entries to it, this could be positive or negative. The buildings currently on site are identified as having a negative impact on the conservation area, their removal offers the potential for enhancement.
8 & 8a Mill Street	Development on the site has the potential for low impact on the asset as a result of change to its setting. Sensitive development at three storeys would have the ability to render that impact beneficial.
10 Mill Street	Development on the site has the potential for low impact on the asset as a result of change to its setting. Sensitive development at three storeys would have the ability to render that impact beneficial.
Parish Church of St Luke	The site is part of the wider setting of the church and development on it has the potential for moderate impact. The church is currently surrounded by buildings of neutral and negative impact and sensitive development has the potential for beneficial effects.



Cross in St Luke's Churchyard	The site is visible from within the asset's setting but has no influence on it. Development on the site would have no impact on the asset's significance.
Railings and gates at south side of St Luke's Churchyard	The site is visible from within the asset's setting and development on it has the potential for low impact.

**MAXIMISING ENHANCEMENT AND MITIGATING HARM**

<b>Maximising Enhancement</b>
The site contains buildings currently assessed as making a negative contribution to Cannock Town Centre Conservation Area. The demolition of these buildings offers the opportunity to replace them with buildings more sensitively designed to enhance the setting of the conservation area and the listed buildings within it. The site frames the view north-west from Walsall Road into Church Street. Three storey construction in red brick with a gable roof would mirror the late 19 <sup>th</sup> century buildings on the opposite side of Walsall Road on the approach to the road junction.
<b>Mitigating Harm</b>
Development on the site should be restricted to three storeys, the prevalent height of building in the surrounding area, in order to minimise impact on the Cannock Town Centre Conservation Area and nearby listed buildings. A high-quality design in red brick is recommended rather than render in order to blend with the surrounding built context.

**CONCLUSIONS AND RECOMMENDATIONS**

The site is located within Historic Urban Character Area (HUCA) 2: Walsall Road and Mill Street as identified by the Cannock Historic Character Assessment (Staffordshire County Council 2009). In accordance with this document any plans to redevelop the area should take account of the adjacent conservation area and opportunities enhance and strengthen the historic character of the townscape should be sought. The site is in a sensitive location facing the Cannock Town Centre Conservation Area and framing it in views towards it along Walsall Road. The modern buildings on the site make a neutral to negative contribution to the setting of the conservation area and there is the potential for enhancement. Development on the site should be restricted to three storeys in line with the surrounding built context and it is recommended that red brick and a gabled roof are employed to mirror the late 19 <sup>th</sup> century buildings on the south side of the street.
--

SITE NAME: 66 Hayfield Hill

SITE TYPE: SHLAA 2018 Green Belt Site

PLANNING REF: C452

**IDENTIFICATION OF HERITAGE ASSETS**

Type of Asset	Name and Designation of Asset
Listed Building	
Scheduled Monument	Moated site and bloomery in Courtbanks Covert (NHLE 1003750)
Conservation Area	
Non-designated	

**SIGNIFICANCE AND CONTRIBUTION OF SETTING TO SIGNIFICANCE**

Name of asset	Significance (heritage value) of the asset and setting (the surroundings in which the asset is experienced)	Contribution of the site to the significance of the asset
<p>Moated site and bloomery in Courtbanks Covert, including:</p> <p>Mill pond within site</p> <p>Settlement earthworks within site</p>	<p>The medieval moated site and bloomery 360m south west of Court Bank Farm survive as earthworks and buried archaeological deposits within the valley of Redmoor Brook. It is possibly the site of a royal hunting lodge built by Henry II in 1157-1158.</p> <p>The site is of national significance due to its archaeological and historical interest. This interest is derived from the use of the site used as a hunting lodge established by Henry II.</p> <p>It remains unexcavated and retains archaeological significance to the study of medieval moated sites, the study of metalworking, the study of Henry II, and the wider medieval landscape.</p> <p>Associated with Redmoor Abbey are several other features including, the mill pond, the earthworks and the furnace. Together, these form a group significance as part of the history and evolution of Redmoor Abbey and the local medieval landscape.</p> <p>The mill pond's significance is also derived from the archaeological and environmental evidence it may</p>	<p>The Land to the rear of 40-46 Hayfield Hill lies c. 500m to the north-east of the scheduled monument with clear intervisibility to and from the asset.</p> <p>The proposed development site forms part of the agricultural hinterland that was probably under the control of the medieval priory and includes ancient woodlands that may represent remnants of the 12<sup>th</sup> century hunting grounds of the Henry II hunting lodge based at the moated site. Although post-medieval and modern field boundaries obscure the historic patterns, some remnant features can still be discerned in the landscape.</p> <p>The proposed development therefore forms part of the setting of the scheduled remains and contributes to the significance of the asset as well as our understanding of it.</p>

	<p>provide of metalworking and water management technology from the medieval period and more widely the local medieval landscape.</p> <p>The site of Redmoor Abbey is set within and covered over by 300-400 year old historic woodland that has grown over the remains of the slag furnace and earthworks. The site's setting is also within the local and national medieval landscape of moated manor sites and is still situated within arable fields and pastureland, retaining its rural setting, although there has been some encroachment by the town of Cannock Wood to the east.</p>	
<p>Flint knapping within the site</p>	<p>Evidence of over 600 Mesolithic/Neolithic flints and a chipping floor were found during a walkover of the site in 1910. The amount of flints found in the area are suggestive of a prehistoric settlement or occupation in the area. An occupation site or settlement would hold local significance to the study of regional prehistoric study and would inform the regional research framework.</p>	<p>The site has the potential to form part of the setting of a prehistoric settlement or wider landscape.</p>
<p>Nun's Well</p>	<p>The Nun's Well is a rock cut example of a medieval well; its significance lies in its relationship to the Kings' lodge and Redmoor Abbey and is significant to the local community as a well-known medieval archaeological feature and as a local place of healing.</p>	<p>The proposed development site includes water management features relating to medieval iron smelting activities known to have taken place during the late medieval period. It also forms part of the agricultural hinterland that was likely under the control of the medieval priory and includes ancient woodlands that may represent remnants of the 12<sup>th</sup> century hunting grounds of the Henry II hunting lodge based at the moated site. Although post-medieval and modern field boundaries obscure the historic patterns, some remnant features can still be discerned in the landscape.</p>

		The proposed development therefore forms part of the setting of the scheduled remains and contributes to the significance of the asset as well as our understanding of it.
--	--	--

**POTENTIAL IMPACT OF ALLOCATION ON SIGNIFICANCE**

<b>Name of asset</b>	<b>Description of impact</b>
Moated site and bloomery in Courtbanks Covert, including:  Mill pond within site  Settlement earthworks within site	Any intrusive works or alteration to the site have the potential to impact upon its setting within the local medieval landscape and more widely as part of a group of medieval moated manor sites.
Flint knapping within the site	The discovery of over 600 flints is suggestive of a potential Prehistoric settlement within the site. Any intrusive activities have the potential to impact upon this.
Nun's Well	The Nun's Well's significance is tied to its setting within the local medieval landscape, to the moated medieval manor and to the Redmoor Abbey site. Intrusive works would impact upon the setting of the well. Removal or alteration of the Nun's Well will also impact its association with the local village of Cannock Wood and its intangible history as a source of healing.

**MAXIMISING ENHANCEMENT AND MITIGATING HARM**

<b>Maximising Enhancement</b>
The good surface visibility and easy accessibility of the moated site earthworks and associated Nun's Well could be enhanced with the installation of interpretive boards or educational facilities at the site such as booklets and leaflets.
<b>Mitigating Harm</b>
Any intrusive construction works has the potential to cause harm to the standing and buried archaeological asset. Therefore, a proportional and targeted programme of archaeological works should be completed ahead of any intrusive construction works.

**CONCLUSIONS AND RECOMMENDATIONS**

It is recommended that the proposed development completely avoids the moated manor site. It is recommended that consultation with the County Archaeologist takes place to determine breadth and scope of targeted archaeological works ahead of any intrusive construction to the hinterland surrounding the moated site, this may include a geophysical survey and a programme targeted evaluation trenching.

SITE NAME: 108, 102-106 High Green Court

SITE TYPE: SHLAA 2018 6 -15 Year Site

PLANNING REF: C457

**IDENTIFICATION OF HERITAGE ASSETS**

Type of Asset	Name and Designation of Asset
Listed Building	Council House (NHLE 1060217), grade II* Gates, Railings and Piers of Council House (NHLE 1180287), grade II* Conduit Head (NHLE 1344626), grade II 71, 71A, 73 and 75 High Green (NHLE 1060218), grade II 77 High Green (NHLE 1180307), grade II 79 High Green (NHLE 1060219), grade II
Scheduled Monument	
Conservation Area	Cannock Town Centre
Non-designated	

**SIGNIFICANCE AND CONTRIBUTION OF SETTING TO SIGNIFICANCE**

Name of asset	Significance (heritage value) of the asset and setting (the surroundings in which the asset is experienced)	Contribution of the site to the significance of the asset
Cannock Town Centre Conservation Area	<p>The Cannock Town Centre Conservation Area covers the historic core of the town centred on Market Place. The area contains eleven listed buildings and two scheduled monuments including the grade II* Church of St Luke, and the White House (formerly the Council House) and its gates, railings and gate piers. Cannock was at the meeting place of several routes and a large marketplace was established at the intersection. Market Place and the bowling green it encloses form one of the three open spaces that characterise the conservation area, the others being the former grounds of the White House and the churchyard of St Luke's church.</p> <p>The conservation area is fringed by development, much of it modern, and effectively cut off from the hinterland to the north and east by the Ringway, a modern dual carriageway road. Once inside the Ringway the historic character of the town is shown by the open spaces</p>	<p>The site is partially located within the conservation area which extends south from High Green. The site is screened from the majority of the conservation area by the buildings on High Green between Newhall Street and Wolverhampton Road. An exception is the short, western boundary of the site which fronts onto Newhall Street and is visible from the junction of High Green and Market Place and in glimpsed views through gaps between the buildings on the south side of High Green. Overall the site makes a very small contribution to the conservation area's significance.</p>

	and the designated and non-designated built heritage assets that surround them. The large areas of pedestrianised space and large numbers of significant trees provide a positive setting to the built heritage assets.	
Council House	<p>The Council House was built before 1734 as The White House by Dr William Birch (or Byrch) and after being leased for a period to Sir Robert Fisher was lived in by the Birch family. The two-storey, stuccoed house is of five bays with a moulded cornice and tiled roof above. There is a one-bay addition to the left hand side and a west wing set back. The house was formerly used as Cannock's Council House.</p> <p>The Council House has architectural interest as an early 18<sup>th</sup> century domestic house and historic interest as the largest originally private house in the centre of Cannock. The House has lost part of its original garden to the west to car parking but retains much of its original setting in the form of part of its garden to the east (The Green) together with the Bowling Green and the historic buildings surrounding it on its south side.</p>	The west end of the site is visible in a view south from the asset along Newhall Street and makes a minor contribution to the significance of the asset.
Gates, Railings and Piers of Council House	<p>Ornate 19<sup>th</sup> century wrought iron gates with railings either side set on dwarf brick walls with rusticated stone pillars at each end. The ensemble has aesthetic interest and historical interest for their part in the development of the White House. The asset's setting is the White House and its gardens and the Bowling Green to the south-east.</p>	The site does not form part of the asset's setting..
Conduit Head	<p>The conduit head is a mid-18<sup>th</sup> century structure from which water piped from Leacroft to the south-east of the town was piped on to pumps around the town. The hexagonal structure is constructed from sandstone ashlar with a stone-flagged pyramidal roof surmounted by a ball</p>	The site is visible from the asset through the gap between Nos. 77 and 79 High Green and from the junction of High Green and Market Place. This presence in the asset's setting only accounts for a

	<p>finial. The asset has historical interest as part of the town's 18<sup>th</sup> century infrastructure and for its association with Dr William Birch and Sir Robert Fisher both of whom endowed the project and both of whom were residents of the adjacent White House. The asset's setting is centre of Cannock characterised by the Bowling Green and the historic buildings surrounding it.</p>	<p>very small contribution to the significance of the asset.</p>
<p>71, 71A, 73 and 75 High Green</p>	<p>A row of early 19<sup>th</sup> century and later houses. 71 and 71a are in stucco, the remainder in brick. No. 71 has a central doorcase with glazed side panels and cornice hood. Sash windows apart from No. 75 which has casements and also has a carriage arch to the left hand side. Tiled roofs and brick stacks over all. The building has historic interest as part of Cannock's 19<sup>th</sup> century development. Its setting is the historic core of Cannock including the Bowling Green, Conduit Head, Council House and further historic buildings on the south side of Market Place.</p>	<p>The site is located directly to the rear of the asset and is visible through the gap between Nos. 65 and 67 High Green and from other locations further west on High Green within the asset's setting. This presence in the asset's setting only accounts for a very small contribution to the significance of the asset.</p>
<p>77 High Green</p>	<p>77 High Green is a mid-19<sup>th</sup> century two storey building in red brick. Modern doorway and shopfront to the left hand side, painted stone Ionic pilaster doorcase to the right. Four sash windows with stone console brackets to the first floor, stone eaves with console brackets above. Tiled roof with brick stacks. The building has historic interest as part of Cannock's 19<sup>th</sup> century development. Its setting is the historic core of Cannock including the Bowling Green, Conduit Head, Council House and further historic buildings on the south side of Market Place.</p>	<p>The site is located directly to the rear of the asset and is visible through the gap between Nos. 77 and 79 High Green and from the junction of High Green and Market Place. This presence in the asset's setting only accounts for a very small contribution to the significance of the asset.</p>
<p>79 High Green</p>	<p>79 High Green is a timber framed building with a later brick front. The central entrance section has a gabled wing either side. Tiled roof and projecting stone chimney to the right hand return. The shopfronts, windows and scalloped bargeboards</p>	<p>The site is located directly to the rear of the asset and continues the street line of the west return of the asset on Newhall Street. This presence in the asset's setting only accounts for a small</p>

	are modern. The house has historic value as a building of probably 16th century date. The asset's setting is the historic core of Cannock including the Bowling Green, Conduit Head, Council House and further historic buildings on the south side of Market Place.	contribution to the significance of the asset.
--	--	--

#### POTENTIAL IMPACT OF ALLOCATION ON SIGNIFICANCE

Name of asset	Description of impact
Cannock Town Centre Conservation Area	Development on the site has the potential to impact upon the conservation area but development to the same height as the existing would result in negligible or very low impact. Change of use of the upper floors of the existing building from office space to residential would have no impact.
Council House	Development on the site has the potential to impact upon the asset but development to the same height as the existing would result in negligible or very low impact. Change of use of the upper floors of the existing building from office space to residential would have no impact.
Gates, Railings and Piers of Council House	Development on the site would have no impact on the asset.
Conduit Head	Development on the site has the potential to impact upon the asset but development to the same height as the existing would result in negligible or very low impact. Change of use of the upper floors of the existing building from office space to residential would have no impact.
71, 71A, 73 and 75 High Green	Development on the site has the potential to impact upon the asset but development to the same height as the existing would result in negligible or very low impact. Change of use of the upper floors of the existing building from office space to residential would have no impact.
77 High Green	Development on the site has the potential to impact upon the asset but development to the same height as the existing would result in negligible or very low impact. Change of use of the upper floors of the existing building from office space to residential would have no impact.
79 High Green	Development on the site has the potential to impact upon the asset but development to the same height as the existing would result in negligible or very low impact. Change of use of the upper floors of the existing building from office space to residential would have no impact.

#### MAXIMISING ENHANCEMENT AND MITIGATING HARM

Maximising Enhancement
The site is part of High Green Court, a modern retail and office development built in a style sympathetic to the Cannock Town Centre Conservation Area and the listed buildings within it. With their use of red brick and tiled, gabled roofs the buildings of the development sit comfortably within the conservation area and the most appropriate scheme for redevelopment would be change of use of the upper floors from office space to residential. No opportunities are envisaged for enhancement as part of a change of use scheme.
Mitigating Harm



Change of use of the upper floors from office space to residential would not require substantial amendment to the exterior of the buildings and no mitigation would be required. Demolition of the buildings currently on the site and their replacement would require use of a maximum height throughout and sensitive development to the Newhall Street boundary to mitigate impact on the conservation area and heritage assets within it.

### **CONCLUSIONS AND RECOMMENDATIONS**

The site is partially located within the Cannock Town Centre Conservation Area and contains buildings designed to be sympathetic to the conservation area. It is recommended that a change of use of the upper floors from office space to residential would be the most appropriate reuse of the site. Otherwise sensitive redevelopment of the site to the same height as the existing would result in negligible or very low impact to the conservation area assets in the surroundings.

SITE NAME: Land at Market Street/Victoria Street

SITE TYPE: SHLAA 2018 Green Belt Site

PLANNING REF: C462

**IDENTIFICATION OF HERITAGE ASSETS**

Type of Asset	Name and Designation of Asset
Listed Building	Anglesey Hotel (NHLE 1294949), grade II
Scheduled Monument	
Conservation Area	
Non-designated	92 & 94 Market Street 96 – 100 (even) Market Street

**SIGNIFICANCE AND CONTRIBUTION OF SETTING TO SIGNIFICANCE**

Name of asset	Significance (heritage value) of the asset and setting (the surroundings in which the asset is experienced)	Contribution of the site to the significance of the asset
Anglesey Hotel	<p>The hotel was built in 1831 as Hednesford Lodge (later Anglesey Lodge) for Edmund Peel, MP for Newcastle-under-Lyme and the third son of Sir Robert Peel. It is a large, stuccoed house of two storeys. The central section of the north elevation has an arched loggia with a balcony and gable above and has wings either side with stepped gables surmounted by obelisk finials. The windows are casements and the roof is slate with tall, octagonal chimney stacks.</p> <p>The house has architectural value for its use of Jacobean details and historic interest as a large house built for a Staffordshire MP with very prominent family connections. The setting has changed considerably, but retains the open space to the north which was the former front garden with carriage drive to the house, and is now public open space with municipal planting.</p>	<p>The site is mainly screened from the asset, but the asset is visible from a point to the west of the site on Victoria Street. The site does not currently make a contribution to the asset's significance.</p>
92 & 94 Market Street	<p>The asset comprises a pair of 19<sup>th</sup> century shops in brick with red stretchers and yellow headers. Each has a modern shopfront and a carriage entrance with a central tiled panel above bearing the Royal Coat of Arms. The first floor windows are</p>	<p>The site is located to the rear of the asset and does not currently make a contribution to the asset's significance.</p>

	<p>modern, but retain their original segmental brick arches. The roof is tiled and has four ridge stacks in multicoloured brick and retains some decorative ridge tiles.</p> <p>The asset has historic interest as a pair of highly decorated houses with carriage entrances. The setting is the public open space to the south with the Anglesey Hotel beyond.</p>	
96 – 100 (even) Market Street	<p>A row of three 19<sup>th</sup> century shops. The shop fronts are modern. The first floor is rendered and has three modern windows with console brackets supporting deep, flat pediments. Above is a dentil course of yellow headers with three gables above in red brick with black brick detail, each with a square stone panel at the centre, stone copings and cap stones.</p> <p>The asset has historic interest as a row of decorative shops. The setting is the public open space to the south with the Anglesey Hotel beyond.</p>	The site is located to the rear of the asset and does not currently make a contribution to the asset's significance

**POTENTIAL IMPACT OF ALLOCATION ON SIGNIFICANCE**

<b>Name of asset</b>	<b>Description of impact</b>
Anglesey Hotel	Development to a height that would be screened by buildings on the north side of Market Street will have a negligible impact on the asset's significance.
92 & 94 Market Street	Development on the site will have no impact on significance.
96 – 100 (even) Market Street	Development on the site will have no impact on significance.

**MAXIMISING ENHANCEMENT AND MITIGATING HARM**

<b>Maximising Enhancement</b>
No opportunities for the enhancement of built heritage assets have been identified for the site.
<b>Mitigating Harm</b>
The soft edge landscaping consisting of a grassed area and tree planting along the south side of Victoria Street should be retained. There are opportunities for the tree planting to be strengthened. Maximum building heights should be set to avoid visual impact on the grade II listed Anglesey Hotel in views north from the asset and from Anglesey Street to the west of the asset.

### **CONCLUSIONS AND RECOMMENDATIONS**

The grade II listed Anglesey Hotel is screened from the site by buildings on the north side of Market Street. Development on the site will involve the shortening of the back gardens of the non-designated assets on the north side of Market Street, but will have no further impact on their significance. It is recommended that the green space to the south of Victoria Street is retained as part of any scheme and that building height is restricted to avoid visual impact on the Anglesey hotel and the non-designated assets on the north side of Market Street. It is recommended that 92 & 94 Market Street and 96 – 100 (even) Market Street are assessed for their suitability for local listing following guidance contained in Historic England Advice Note 7: Local Heritage Listing (Historic England 2016). The site could accommodate a range of architectural styles and materials.

SITE NAME: 250 Walsall Road, Cannock, WS11 0JL

SITE TYPE: SHLAA 2020 6-15 Year Site

PLANNING REF: C495

**IDENTIFICATION OF HERITAGE ASSETS**

Type of Asset	Name and Designation of Asset
Listed Building	
Scheduled Monument	
Conservation Area	
Non-designated	250 Walsall Road

**SIGNIFICANCE AND CONTRIBUTION OF SETTING TO SIGNIFICANCE**

Name of asset	Significance (heritage value) of the asset and setting (the surroundings in which the asset is experienced)	Contribution of the site to the significance of the asset
250 Walsall Road	250 Walsall Road is a late 19 <sup>th</sup> century detached cottage with two back additions. Rendered with ground floor canted bay windows either side of an entrance with rounded, glazed overlight. Console brackets to first floor windows. The asset has historic significance as part of the 19 <sup>th</sup> century growth of the area. The asset's setting has changed considerably as a result of modern development on the east side of Walsall Road.	The asset is wholly contained within the site.

**MAXIMISING ENHANCEMENT AND MITIGATING HARM**

Name of asset	Description of impact
250 Walsall Road	Development involving demolition of the asset would result in a total loss of significance. Development to the rear of the building at a reasonable height would result only in a slight loss of significance although demolition of the back addition would increase that loss.

### MAXIMISING ENHANCEMENT AND MITIGATING HARM

Maximising Enhancement
Retention of the late 19 <sup>th</sup> century building on the site would have public benefit for the preservation of an asset that has historic interest and group value with others on the west side of Walsall Road. The asset's setting could be enhanced by improvements to the landscaping to the street front of the building (currently concrete paving) and to the entrance to the rear of the site on the south side of the asset.
Mitigating Harm
Development should be restricted to the rear of the site and to a height of no more than two storeys in common with the surrounding built context. Construction in red brick or render would be acceptable.

### CONCLUSIONS AND RECOMMENDATIONS

250 Walsall Road is a late 19<sup>th</sup> century building with historic interest and group value with its neighbours. It is recommended that the building is retained in any scheme for the site and that improvements to its landscaping are carried out as part of the scheme. It is considered that development to the rear of the asset at an appropriate height would be unlikely to diminish the asset's significance unless the asset's original back additions were partially demolished as part of the scheme.

SITE NAME: 23 Walsall Road, Cannock, WS11 5BU

SITE TYPE: SHLAA 2020 Restricted and Excluded Site

PLANNING REF: C498

**IDENTIFICATION OF HERITAGE ASSETS**

Type of Asset	Name and Designation of Asset
Listed Building	Parish Church of St Luke (NHLE 1295000), grade II* 8 and 8a Mill Street (NHLE 1060221), grade II 10 Mill Street (NHLE 1344629), grade II
Scheduled Monument	
Conservation Area	Cannock Town Centre
Non-designated	

**SIGNIFICANCE AND CONTRIBUTION OF SETTING TO SIGNIFICANCE**

Name of asset	Significance (heritage value) of the asset and setting (the surroundings in which the asset is experienced)	Contribution of the site to the significance of the asset
Cannock Town Centre Conservation Area	<p>The Cannock Town Centre Conservation Area covers the historic core of the town centred on Market Place. The area contains eleven listed buildings and two scheduled monuments including the grade II* Church of St Luke, and the White House (formerly the Council House) and its gates, railings and gate piers. Cannock was at the meeting place of several routes and a large marketplace was established at the intersection. Market Place and the bowling green it encloses form one of the three open spaces that characterise the conservation area, the others being the former grounds of the White House and the churchyard of St Luke's church.</p> <p>The conservation area is fringed by development, much of it modern, and effectively cut off from the hinterland to the north and east by the Ringway, a modern dual carriageway road. Once inside the Ringway the historic character of the town is shown by the open spaces and the designated and non-designated built heritage assets that surround them. The large areas of</p>	The majority of the site is screened from the conservation area by buildings on the north side of the A34 Walsall Road and the south side of Mill Street. The site is currently given over to car parking and makes no contribution to significance.

	pedestrianised space and large numbers of significant trees provide a positive setting to the built heritage assets.	
Parish Church of St Luke	<p>The Church of St Luke is a 14<sup>th</sup> and 15<sup>th</sup> century Parish church extended at its east end to a design by the Stafford architect Nicholas Joyce. A chapel was added in 1949 and a porch in 1957. The building is mainly in Perpendicular style and built of dressed and coursed local sandstone with slate roofs. The plan form is of an aisled nave with west tower and a chancel with a north-east vestry and a south-east chapel. The aisles and tower and embattled and the tower and north aisle incorporate pinnacles.</p> <p>The church has historic and architectural interest for the large amount of surviving medieval fabric. Its setting is its large churchyard extending to surrounding parts of the town including the rest of the Cannock Town Centre Conservation Area to the east. The setting also extends to the north and east, but the church has been cut off from these areas to an extent by modern road schemes including the Ringway and the modern development that followed.</p>	The site is visible from within the setting of the church on Mill Street but is screened by planting on its northern boundary and makes no contribution to significance.
8 and 8a Mill Street	The building is of late 16 <sup>th</sup> century origin in roughcast with two storeys and an attic with a tiled roof. The shop front first floor windows and attic dormers are all modern. The house has historic interest as one of the oldest in Cannock. Its setting is Mill Street, the start of the medieval route to Lichfield, the historic buildings on the east side, and the churchyard and site on the west side.	The site is currently given over to car parking and makes no contribution to the significance of the asset.
10 Mill Street	10 Mill Street is a late 18 <sup>th</sup> century two-storey house in roughcast with two hipped dormers and a tiles roof. The door, shopfront, windows and dormer are all modern. The house has historic interest. Its setting is Mill Street, the start of the medieval	The site is currently given over to car parking and makes no contribution to the significance of the asset.



	route to Lichfield, the historic buildings on the east side, and the churchyard and site on the west side.	
--	--	--

#### POTENTIAL IMPACT OF ALLOCATION ON SIGNIFICANCE

Name of asset	Description of impact
Cannock Town Centre Conservation Area	While there is no direct intervisibility between the site and the conservation area, the site is visible from two locations within the conservation area's setting. These are on the A34 Walsall Road adjacent to the entrance to the site and on Mill Street to the north of Morrison's car park. From Walsall Road the view is glimpsed in passing with no potential for impact on the conservation area. From Mill Street there is a direct view of the site to the south with the conservation area to the west. There is the potential for low impact on the conservation area resulting from change to setting.
Church of St Luke	The site is visible from Mill Street to the north with the church tower prominent in the view to the west. Development on the site will not interfere with this view and the potential impact is low.
8 and 8a Mill Street	The site is approximately 50m south of the asset and partially screened from it by vegetation on the site's north-west boundary. Development on the site has a potential for low impact.
10 Mill Street	The site is approximately 50m south of the asset and partially screened from it by vegetation on the site's north-west boundary. Development on the site has a potential for low impact.

#### MAXIMISING ENHANCEMENT AND MITIGATING HARM

Maximising Enhancement
No opportunities for enhancement have been identified for the site.
Mitigating Harm
The screening by vegetation on the north-west and north-east boundaries of the site should be retained. Building height should be restricted so that the roof line does not exceed the height of the trees on the south side of the A34 Walsall Road to minimise impact in views from Mill Street.

#### CONCLUSIONS AND RECOMMENDATIONS

Development on the site only has the potential for low impact on the conservation area and the listed buildings. Retention of current screening and restriction of building height are recommended to minimise harm.
--

SITE NAME: Multi Storey Car Park, Market Hall and Retail Units, Church Street, Cannock

SITE TYPE: SHLAA 2020 6-15 Year Site

PLANNING REF: C504

**IDENTIFICATION OF HERITAGE ASSETS**

Type of Asset	Name and Designation of Asset
Listed Building	Church of St Luke (NHLE 1295000), grade II*
Scheduled Monument	
Conservation Area	Cannock Town Centre
Non-designated	

**SIGNIFICANCE AND CONTRIBUTION OF SETTING TO SIGNIFICANCE**

Name of asset	Significance (heritage value) of the asset and setting (the surroundings in which the asset is experienced)	Contribution of the site to the significance of the asset
Cannock Town Centre Conservation Area	<p>The Cannock Town Centre Conservation Area covers the historic core of the town centred on Market Place. The area contains eleven listed buildings and two scheduled monuments including the grade II* Church of St Luke, and the White House (formerly the Council House) and its gates, railings and gate piers. Cannock was at the meeting place of several routes and a large marketplace was established at the intersection. Market Place and the bowling green it encloses form one of the three open spaces that characterise the conservation area, the others being the former grounds of the White House and the churchyard of St Luke's church.</p> <p>The conservation area is fringed by development, much of it modern, and effectively cut off from the hinterland to the north and east by the Ringway, a modern dual carriageway road. Once inside the Ringway the historic character of the town is shown by the open spaces and the designated and non-designated built heritage assets that surround them. The large areas of pedestrianised space and large numbers of significant trees provide a</p>	<p>The site is currently developed with late 20<sup>th</sup> century buildings that have a neutral impact on the conservation area which lies immediately to the south-east. The site does not contribute to the significance of the conservation area.</p>

	positive setting to the built heritage assets.	
Church of St Luke	<p>The Church of St Luke is a 14<sup>th</sup> and 15<sup>th</sup> century Parish church extended at its east end to a design by the Stafford architect Nicholas Joyce. A chapel was added in 1949 and a porch in 1957. The building is mainly in Perpendicular style and built of dressed and coursed local sandstone with slate roofs. The plan form is of an aisled nave with west tower and a chancel with a north-east vestry and a south-east chapel. The aisles and tower are embattled and the tower and north aisle incorporate pinnacles.</p> <p>The church has historic and architectural interest for the large amount of surviving medieval fabric. Its setting is its large churchyard extending to surrounding parts of the town including the rest of the Cannock Town Centre Conservation Area to the east. The setting also extends to the north and east, but the church has been cut off from these areas to an extent by modern road schemes including the Ringway and the modern development that followed.</p>	The site is currently developed with late 20 <sup>th</sup> century buildings that have a neutral impact on the conservation area which lies immediately to the south-east. The site does not contribute to the significance of the asset.

**POTENTIAL IMPACT OF ALLOCATION ON SIGNIFICANCE**

<b>Name of asset</b>	<b>Description of impact</b>
Cannock Town Centre Conservation Area	The site faces the conservation area across Church Street. Its proximity and its position at one of the 'gateways' to the conservation area give it the potential for moderate impact.
Church of St Luke	The site faces the churchyard across Church Street and is approximately 80m north of the church itself. Its proximity gives it the potential for moderate impact on the asset.

**MAXIMISING ENHANCEMENT AND MITIGATING HARM**

<b>Maximising Enhancement</b>
The site's position at one of the 'gateways' to the conservation area and churchyard affords opportunities to enhance the setting of the conservation area and parish church. Consideration should be given to setting back the building line from the west side of Church Street to mirror the green space at the northern end of the churchyard on the east side of the road.
<b>Mitigating Harm</b>

As well as the set back on the Church Street side of the site a set back should be considered on the south side of Ringway to soften the 'cliff edge' effect of the current development. While the site can accommodate reasonably tall buildings, development should be stepped up from the building line to the south-west corner of the site to minimise impact. The site can accommodate a contemporary architectural style, but its proximity to the conservation area and church requires the use of high quality design and materials.

### **CONCLUSIONS AND RECOMMENDATIONS**

There is the potential for moderate impact from development on the site given its proximity to one of the 'gateways' to the conservation area and its proximity to the grade II\* listed church. The neutral buildings on the site and its location also present opportunities for enhancement of the setting of the conservation area and church. Setting back of buildings from Church Street and Ringway are recommended as is the gradation of building heights from the north-east corner of the site to the south-west corner.

SITE NAME: Park Road Bus Station, Cannock

SITE TYPE: SHLAA 6-15 Year Site

PLANNING REF: C505

**IDENTIFICATION OF HERITAGE ASSETS**

Type of Asset	Name and Designation of Asset
Listed Building	Council House (NHLE 1060217), grade II* Congregational Chapel (NHLE 1248947), grade II Manse Immediately South of Congregational Chapel (NHLE 1248967), grade II
Scheduled Monument	
Conservation Area	Cannock Town Centre
Non-designated	

**SIGNIFICANCE AND CONTRIBUTION OF SETTING TO SIGNIFICANCE**

Name of asset	Significance (heritage value) of the asset and setting (the surroundings in which the asset is experienced)	Contribution of the site to the significance of the asset
Cannock Town Centre Conservation Area	<p>The Cannock Town Centre Conservation Area covers the historic core of the town centred on Market Place. The area contains eleven listed buildings and two scheduled monuments including the grade II* Church of St Luke, and the White House (formerly the Council House) and its gates, railings and gate piers. Cannock was at the meeting place of several routes and a large marketplace was established at the intersection. Market Place and the bowling green it encloses form one of the three open spaces that characterise the conservation area, the others being the former grounds of the White House and the churchyard of St Luke's church.</p> <p>The conservation area is fringed by development, much of it modern, and effectively cut off from the hinterland to the north and east by the Ringway, a modern dual carriageway road. Once inside the Ringway the historic character of the town is shown by the open spaces and the designated and non-designated built heritage assets that</p>	The site is currently used as a car park and makes no contribution to the significance of the conservation area.

	<p>surround them. The large areas of pedestrianised space and large numbers of significant trees provide a positive setting to the built heritage assets.</p>	
<p>Council House</p>	<p>The Council House was built before 1734 as The White House by Dr William Birch (or Byrch) and after being leased for a period to Sir Robert Fisher was lived in by the Birch family. The two-storey, stuccoed house is of five bays with a moulded cornice and tiled roof above. There is a one-bay addition to the left hand side and a west wing set back. The house was formerly used as Cannock's Council House.</p> <p>The Council House has architectural interest as an early 18<sup>th</sup> century domestic house and historic interest as the largest originally private house in the centre of Cannock. The House has lost part of its original garden to the west to car parking but retains much of its original setting in the form of part of its garden to the east (The Green) together with the Bowling Green and the historic buildings surrounding it on its south side.</p>	<p>The site is currently used as a car park and makes no contribution to the significance of the asset.</p>
<p>Congregational Chapel</p>	<p>The chapel was built in 1824 in red brick with a slate roof and pointed-arch windows in its east gable end and north and south elevations. A brick lean-to was erected against the east end in the 19<sup>th</sup> century.</p> <p>The chapel has historic interest as the earliest surviving chapel in Cannock. The asset's setting has been greatly changed by modern development and its most important relationship is with the contemporary manse immediately to the south.</p>	<p>The site is currently used as a car park and makes no contribution to the significance of the asset.</p>
<p>Manse Immediately South of Congregational Chapel</p>	<p>The manse is a red brick structure of 1824, the same date as the chapel to the north. It has three bays to its eastern elevation with a central entrance with a moulded doorcase and a rectangular overlight. The</p>	<p>The site is currently used as a car park and makes no contribution to the significance of the asset.</p>

	<p>entrance is flanked by two 16-pane sash windows with three windows to the first floor beneath the hipped slate roof. The west elevation is similar, but has a simpler doorway.</p> <p>The asset has historical interest for its association with the Congregational Chapel which also forms its setting.</p>	
--	---	--

**MAXIMISING ENHANCEMENT AND MITIGATING HARM**

Name of asset	Description of impact
Cannock Town Centre Conservation Area	The site faces the conservation area across Stafford Road. Its proximity and its position at one of the 'gateways' to the conservation area gives it the potential for moderate impact.
Council House	The site is approximately 70m north-east of the Council House and screened from it by the buildings of Cannock College and by vegetation in the grounds of the Council House and on the west side of Stafford Road. The site's location on the approach to the asset gives it the potential for low impact.
Congregational Chapel	The site's location facing the asset across Stafford Road and its proximity of approximately 50m gives it the potential for moderate impact.
Manse Immediately South of Congregational Chapel	The site's location facing the asset across Stafford Road and its proximity of approximately 55m gives it the potential for moderate impact.

**MAXIMISING ENHANCEMENT AND MITIGATING HARM**

<b>Maximising Enhancement</b>
The site affords opportunities for enhancing the setting of the conservation area, Congregational Chapel and Manse. Consideration should be given to setting the building line back from Stafford Road with tree planting to match that on the west side of the street to form an avenue leading to the heart of the conservation area.
<b>Mitigating Harm</b>
Buildings set back from Stafford Road could rise to the same three storey height as Cannock Shopping Centre on the east side of the street and Cannock College on the west side, but taller buildings should be avoided. The site can accommodate contemporary architecture but its position at a 'gateway' to the conservation area requires high quality design and materials.

**CONCLUSIONS AND RECOMMENDATIONS**

<p>The site's current use as a car park does not contribute to the significance of the conservation area. The site's proximity to the conservation area and its location at one of its 'gateways' give development on the site the potential for moderate impact on the conservation area and the two grade II listed buildings immediately to the west. The location also brings with it opportunities for enhancement. It is recommended that any scheme for the site is set back from Stafford Road and planting used to mirror that on the western side of the road. The site could accommodate buildings of up to three storeys in either traditional or contemporary style.</p>
---

SITE NAME: Danilo Road Car Park, Cannock

SITE TYPE: SHLAA 2020 6-15 Year Site

PLANNING REF: C507

**IDENTIFICATION OF HERITAGE ASSETS**

Type of Asset	Name and Designation of Asset
Listed Building	Council House (NHLE 1060217), grade II* 79 High Green (NHLE 1060219), grade II
Scheduled Monument	
Conservation Area	Cannock Town Centre
Non-designated	

**SIGNIFICANCE AND CONTRIBUTION OF SETTING TO SIGNIFICANCE**

Name of asset	Significance (heritage value) of the asset and setting (the surroundings in which the asset is experienced)	Contribution of the site to the significance of the asset
Cannock Town Centre Conservation Area	<p>The Cannock Town Centre Conservation Area covers the historic core of the town centred on Market Place. The area contains eleven listed buildings and two scheduled monuments including the grade II* Church of St Luke, and the White House (formerly the Council House) and its gates, railings and gate piers. Cannock was at the meeting place of several routes and a large marketplace was established at the intersection. Market Place and the bowling green it encloses form one of the three open spaces that characterise the conservation area, the others being the former grounds of the White House and the churchyard of St Luke's church.</p> <p>The conservation area is fringed by development, much of it modern, and is effectively cut off from the hinterland to the north and east by the Ringway, a modern dual carriageway road. Once inside the Ringway the historic character of the town is shown by the open spaces and the designated and non-designated built heritage assets that surround them. The large areas of pedestrianised space and large</p>	<p>The site is currently used as a car park and does not contribute to the significance of the conservation area.</p>



	numbers of significant trees provide a positive setting to the built heritage assets.	
Council House	<p>The Council House was built before 1734 as The White House by Dr William Birch (or Byrch) and after being leased for a period to Sir Robert Fisher was lived in by the Birch family. The two-storey, stuccoed house is of five bays with a moulded cornice and tiled roof above. There is a one-bay addition to the left hand side and a west wing set back. The house was formerly used as Cannock's Council House.</p> <p>The Council House has architectural interest as an early 18<sup>th</sup> century domestic house and historic interest as the largest originally private house in the centre of Cannock. The House has lost part of its original garden to the west to car parking but retains much of its original setting in the form of part of its garden to the east (The Green) together with the Bowling Green and the historic buildings surrounding it on its south side.</p>	The site is currently used as a car park and does not contribute to the significance of the asset.
79 High Green	79 High Green is a timber framed building with a later brick front. The central entrance section has a gabled wing either side. Tiled roof and projecting stone chimney to the right hand return. The shopfronts, windows and scalloped bargeboards are modern. The house has historic value as a building of probably 16 <sup>th</sup> century date. The asset's setting is the historic core of Cannock including the Bowling Green, Conduit Head, Council House and further historic buildings on the south side of Market Place.	The site is currently used as a car park and does not contribute to the significance of the asset.

#### POTENTIAL IMPACT OF ALLOCATION ON SIGNIFICANCE

Name of asset	Description of impact
Cannock Town Centre Conservation Area	There are views from the western boundary of the site north-east along Manor Avenue into the conservation area approximately 100m

	away. The site is visible from a small part of High Green within the conservation area and the potential for impact is low.
Council House	There is no intervisibility between the site and the Council House, which are approximately 125m apart, but both are visible in views from the junction of Manor Avenue and High Green and from the junction of Newhall Street and Danilo Road. The potential for impact is low.
79 High Green	There is no intervisibility between the site and the asset, which are approximately 80m apart but both are visible from the junction of Newhall Street and Danilo Road. The potential for impact is very low.

**MAXIMISING ENHANCEMENT AND MITIGATING HARM**

Maximising Enhancement
No opportunities for enhancement have been identified for the site.
Mitigating Harm
Despite its proximity to the centre of Cannock, Manor Avenue is very suburban in character. Two storey houses in brick or render with tiled roofs and using a traditional style would be appropriate. Buildings should be set back from the street in line with the existing.

**CONCLUSIONS AND RECOMMENDATIONS**

The distance of the site from the conservation area and lack of intervisibility gives development on the site the potential for only low impact. The character of the area would favour a traditional style of building in brick or render to a maximum of two storeys to minimise impact.
--

SITE NAME: Park Road Offices, Cannock

SITE TYPE: SHLAA 2020 6-15 Year Site

PLANNING REF: C509

**IDENTIFICATION OF HERITAGE ASSETS**

Type of Asset	Name and Designation of Asset
Listed Building	Congregational Chapel (NHLE 1248947), grade II Manse Immediately South of Congregational Chapel (NHLE 1248967), grade II
Scheduled Monument	
Conservation Area	Cannock Town Centre
Non-designated	

**SIGNIFICANCE AND CONTRIBUTION OF SETTING TO SIGNIFICANCE**

Name of asset	Significance (heritage value) of the asset and setting (the surroundings in which the asset is experienced)	Contribution of the site to the significance of the asset
Cannock Town Centre Conservation Area	<p>The Cannock Town Centre Conservation Area covers the historic core of the town centred on Market Place. The area contains eleven listed buildings and two scheduled monuments including the grade II* Church of St Luke, and the White House (formerly the Council House) and its gates, railings and gate piers. Cannock was at the meeting place of several routes and a large marketplace was established at the intersection. Market Place and the bowling green it encloses form one of the three open spaces that characterise the conservation area, the others being the former grounds of the White House and the churchyard of St Luke's church.</p> <p>The conservation area is fringed by development, much of it modern, and effectively cut off from the hinterland to the north and east by the Ringway, a modern dual carriageway road. Once inside the Ringway the historic character of the town is shown by the open spaces and the designated and non-designated built heritage assets that surround them. The large areas of</p>	<p>The site contains two rows of early 20<sup>th</sup> century red brick houses. The buildings are of low significance and negligible heritage value but have some positivity within the setting of the conservation area.</p>

	pedestrianised space and large numbers of significant trees provide a positive setting to the built heritage assets.	
Congregational Chapel	<p>The chapel was built in 1824 in red brick with a slate roof and pointed-arch windows in its east gable end and north and south elevations. A brick lean-to was erected against the east end in the 19<sup>th</sup> century.</p> <p>The chapel has historic interest as the earliest surviving chapel in Cannock. The asset's setting has been greatly changed by modern development and its most important relationship is with the contemporary manse immediately to the south.</p>	The site terminates the view west along Park Road in which the chapel is prominent to the south. The age of the buildings on the site make some contribution to the significance of the asset which has lost the majority of its 19 <sup>th</sup> century setting.
Manse Immediately South of Congregational Chapel	<p>The manse is a red brick structure of 1824, the same date as the chapel to the north. It has three bays to its eastern elevation with a central entrance with a moulded doorcase and a rectangular overlight. The entrance is flanked by two 16-pane sash windows with three windows to the first floor beneath the hipped slate roof. The west elevation is similar but has a simpler doorway.</p> <p>The asset has historical interest for its association with the Congregational Chapel which also forms its setting.</p>	The site terminates the view west along Park Road in which the chapel can be glimpsed to the left. The buildings on the site have little contribution to make to the significance of the asset which is largely dependent on the presence of the adjacent chapel.

**POTENTIAL IMPACT OF ALLOCATION ON SIGNIFICANCE**

<b>Name of asset</b>	<b>Description of impact</b>
Cannock Town Centre Conservation Area	The site is separated from the conservation area by Park House and its car park to the south west. Development on the site has the potential for low impact.
Congregational Chapel	While the site forms part of the asset's setting it has a minor role and development only has the potential for low impact.
Manse Immediately South of Congregational Chapel	The site forms a very minor part of the asset's setting and development only has the potential for very low impact.

### **MAXIMISING ENHANCEMENT AND MITIGATING HARM**

Maximising Enhancement
Regularisation of the doors and windows of the existing buildings on the site would enhance their presence in the streetscape and improve the setting of the conservation area and Congregational Chapel.
Mitigating Harm
If the current buildings were to be removed and replaced a traditional style in red brick or render would be preferable and maximum height should be two storeys. Building to the street line should be avoided and a set back to the current line should be employed.

### **CONCLUSIONS AND RECOMMENDATIONS**

The screening in place between the site and the conservation area and the distance between the asset and the listed chapel and manse give development on the site the potential for low impact. Impact should be minimised by building to a maximum of two storeys using traditional style and materials.

SITE NAME: Avon Road/Hallcourt Lane, Cannock

SITE TYPE: SHLAA 2020 6-15 Year Site

PLANNING REF: C511

**IDENTIFICATION OF HERITAGE ASSETS**

Type of Asset	Name and Designation of Asset
Listed Building	Church of St Luke (NHLE 1295000), grade II* Wayside Cross in St Luke's Churchyard (NHLE 1060216), grade II Railings and gates at south side of St Luke's Churchyard (NHLE 1295002), grade II
Scheduled Monument	Churchyard Cross, St Luke's Churchyard (NHLE 1012668)
Conservation Area	Cannock Town Centre
Non-designated	

**SIGNIFICANCE AND CONTRIBUTION OF SETTING TO SIGNIFICANCE**

Name of asset	Significance (heritage value) of the asset and setting (the surroundings in which the asset is experienced)	Contribution of the site to the significance of the asset
Cannock Town Centre Conservation Area	<p>The Cannock Town Centre Conservation Area covers the historic core of the town centred on Market Place. The area contains eleven listed buildings and two scheduled monuments including the grade II* Church of St Luke, and the White House (formerly the Council House) and its gates, railings and gate piers. Cannock was at the meeting place of several routes and a large marketplace was established at the intersection. Market Place and the bowling green it encloses form one of the three open spaces that characterise the conservation area, the others being the former grounds of the White House and the churchyard of St Luke's church.</p> <p>The conservation area is fringed by development, much of it modern, and effectively cut off from the hinterland to the north and east by the Ringway, a modern dual carriageway road. Once inside the Ringway the historic character of the town is shown by the open spaces and the designated and non-designated built heritage assets that</p>	<p>The site is located approximately 50m south of the conservation area with views from the western boundary of the site towards the conservation area but not into it. The site is currently used as car parking and does not contribute to the significance of the conservation area.</p>

	<p>surround them. The large areas of pedestrianised space and large numbers of significant trees provide a positive setting to the built heritage assets.</p>	
<p>Parish Church of St Luke</p>	<p>The Church of St Luke is a 14<sup>th</sup> and 15<sup>th</sup> century Parish church extended at its east end to a design by the Stafford architect Nicholas Joyce. A chapel was added in 1949 and a porch in 1957. The building is mainly in Perpendicular style and built of dressed and coursed local sandstone with slate roofs. The plan form is of an aisled nave with west tower and a chancel with a north-east vestry and a south-east chapel. The aisles and tower are embattled and the tower and north aisle incorporate pinnacles.</p> <p>The church has historic and architectural interest for the large amount of surviving medieval fabric. Its setting is its large churchyard extending to surrounding parts of the town including the rest of the Cannock Town Centre Conservation Area to the west. The setting also extends to the north and east, but the church has been cut off from these areas to an extent by modern road schemes including the Ringway and the modern development that followed.</p>	<p>The site is visible from a point to the south of the churchyard on Church Street, but is currently used as car parking and does not contribute to the significance of the asset.</p>
<p>Wayside Cross in St Luke's Churchyard</p>	<p>The scheduled and listed cross is medieval in date, possibly dating to the 14<sup>th</sup> century. The sandstone shaft is held in a socket stone on a square, stepped base. The cross is located approximately 7m south-east of the Church of St Luke which, together with its churchyard forms the asset's setting. The cross has historical interest as a medieval public monument that is probably in its original location.</p>	<p>Both the site and the asset are visible from a point to the south of the churchyard on Church Street, but the site does not contribute to the asset's significance.</p>
<p>Railings and gates at south side of St Luke's Churchyard</p>	<p>A pair of late 18<sup>th</sup> or early 19<sup>th</sup> century wrought iron gates with a single gate either side. The gates are interspersed by four openwork posts with domed, fluted caps with urn</p>	<p>The site is visible from the asset, but does not contribute to its significance.</p>

	<p>finials. The railings and gates have architectural interest and historic interest as part of the development of the churchyard. Their setting is the Church of St Luke and its churchyard.</p>	
--	---	--

**POTENTIAL IMPACT OF ALLOCATION ON SIGNIFICANCE**

<b>Name of asset</b>	<b>Description of impact</b>
Cannock Town Centre Conservation Area	The site is a large plot on the east side of the A4601 Avon Road close to the entrance to the conservation area from the east. The influence of development on the site would be restricted to this part of the conservation area only and the potential for impact is low.
Church of St Luke	The site is located on the approach to the church rather than adjacent to it and the potential for impact is low.
Wayside Cross in St Luke's Churchyard	The asset's significance depends on its location within the churchyard and close to the church and the potential for impact as a result of development on the site is low.
Railings and gates at south side of St Luke's Churchyard	The asset's significance depends on its location on the boundary of the churchyard and the potential for impact as a result of development on the site is low.

**MAXIMISING ENHANCEMENT AND MITIGATING HARM**

<p>Maximising Enhancement</p>
<p>The approach to the conservation area contains a number of buildings of neutral impact. The site presents an opportunity for high quality development close to the conservation area that would enhance the conservation area's setting.</p>
<p>Mitigating Harm</p>
<p>Development should be set back from the A4601 Avon Road to avoid creating a corridor effect. Buildings on this side of the site should be restricted to two storeys with the possibility of slightly taller buildings on the southern and eastern parts of the site.</p>

**CONCLUSIONS AND RECOMMENDATIONS**

<p>The site is in a prominent position on the approach to the Cannock Town Centre Conservation Area. Impact from development on the site would be restricted to this 'gateway' and the potential impact is low for both the conservation area and the listed buildings. A high-quality development would enhance the setting of the conservation areas and listed buildings and the site could accommodate either traditional or contemporary architecture. It is recommended that development on the site is set back from the street and building height stepped up as it moves away from the street.</p>
---



SITE NAME: 1 Union Street, Bridgtown, Cannock, WS11 0BY

SITE TYPE: SHLAA 2018 6-15 Year Site

PLANNING REF: C517

**IDENTIFICATION OF HERITAGE ASSETS**

Type of Asset	Name and Designation of Asset
Listed Building	Bridgtown War Memorial (NHLE 1423913), grade II
Scheduled Monument	
Conservation Area	North Street Bridgtown
Non-designated	1 Union Street

**SIGNIFICANCE AND CONTRIBUTION OF SETTING TO SIGNIFICANCE**

Name of asset	Significance (heritage value) of the asset and setting (the surroundings in which the asset is experienced)	Contribution of the site to the significance of the asset
North Street Bridgtown Conservation Area	<p>Bridgtown developed in the late 1870s as an industrial settlement, in particular for the manufacture of 'edge tools.' The area was built up around the existing road network with Watling Street and Walsall Road (turnpiked in 1766 and 1793 respectively) meeting just to the south-west at Churchbridge. The Churchbridge Branch of the Staffordshire and Worcester Canal opened in 1839 and the Cannock Extension in 1863. The South Staffordshire railway line was extended through Churchbridge and Cannock in 1858.</p> <p>The settlement was developed to a regular plan with individual plots being developed by different builders. The conservation area is centred on the central section of North Street, between the junction of Broad Street and Church Street, to the south, and Longford Road and Union Street, to the north. The area remains the settlement's retail hub and is characterised by two-storey brick buildings, detached, semi-detached and in terraces, many with historic shop fronts.</p>	The site faces the conservation area across Union Street and the late 19 <sup>th</sup> century building on the site contributes to the area's significance.
Bridgtown War Memorial	The Bridgtown War Memorial was erected in 1920 to commemorate the	The site faces the war memorial across the junction

	<p>40 men of the parish who died during the First World War. A second inscription was added after the Second World War in which ten local men died.</p> <p>The memorial is a marble obelisk on a square plinth set inside a small enclosure. It has historic interest and communal value for its commemoration of the fallen of the parish in the two World Wars. The memorial is located on the junction of Longford Road and North Street and its setting is the late 19<sup>th</sup> and early 20<sup>th</sup> century streetscape which includes the late 19<sup>th</sup> century Castle public house and the early 20<sup>th</sup> century Bridgtown Primary School, two other heritage assets of historic value.</p>	<p>of East Street and North Street. The late 19<sup>th</sup> century building on the site was in place when the memorial was erected and contributes to its significance.</p>
1 Union Street	<p>1 Union Street is located at the apex of Union Street and East Street. Construction is in rendered brick with brick chimney stacks. The building was renovated in 2011 at which time or thereafter, the doors, windows and shop windows were replaced and the historic Union Street and East Street signs on the returns of the building were removed with some loss of significance. The building dates to the late 19<sup>th</sup> century and has historic interest as part of Bridgtown's 19<sup>th</sup> century growth. Its setting is the intersection of five streets, all of which contain historic buildings which add to the asset's significance.</p>	<p>The asset is wholly contained within the site.</p>

**POTENTIAL IMPACT OF ALLOCATION ON SIGNIFICANCE**

<b>Name of asset</b>	<b>Description of impact</b>
North Street Bridgtown Conservation Area	The site is in a prominent position at one of the 'gateways' to the conservation area. Development on it has the potential for moderate impact.
Bridgtown War Memorial	The site is in close proximity to the asset and forms part of its setting. The majority of the immediate streetscape predates the memorial and removal of part of it in the form of No. 1 Union Street and replacement with modern development would have a low impact that would result in a slight reduction of significance.

1 Union Street	Development that included demolition of the asset would result in a total loss of significance.
----------------	---

**MAXIMISING ENHANCEMENT AND MITIGATING HARM**

<b>Maximising Enhancement</b>
Reinstating sash windows and appropriate timber doors to the existing building within the site, and returning the original shop windows and street signs would enhance the setting of the conservation area and listed war memorial.
<b>Mitigating Harm</b>
As the site is within the setting of the Bridgtown Conservation Area measures contained within the Bridgtown Conservation Area Management Plan should be considered in any scheme to retain and enhance the existing building within the site.

**CONCLUSIONS AND RECOMMENDATIONS**

The site is located at the entry point to the Bridgtown Conservation Area from the north. The building on the site is not within the conservation area, but is a positive part of its setting. It is recommended that development is restricted to the retention, renovation and reuse of this building in order to enhance the setting of the conservation area and to minimise harm to it and to the grade II listed Bridgtown War Memorial opposite.
---

SITE NAME: Mill Street to Hednesford Street

SITE TYPE: ELAA 2018 Not Available Site

PLANNING REF: CE37

**IDENTIFICATION OF HERITAGE ASSETS**

Type of Asset	Name and Designation of Asset
Listed Building	Church of St Luke (NHLE 1295000), grade II* 8 & 8a Mill Street (NHLE 1060221), grade II 10 Mill Street (NHLE 1344629), grade II
Scheduled Monument	
Conservation Area	Cannock Town Centre
Non-designated	Nos. 41 to 49 Mill Street

**SIGNIFICANCE AND CONTRIBUTION OF SETTING TO SIGNIFICANCE**

Name of asset	Significance (heritage value) of the asset and setting (the surroundings in which the asset is experienced)	Contribution of the site to the significance of the asset
Cannock Town Centre Conservation Area	<p>The Cannock Town Centre Conservation Area covers the historic core of the town centred on Market Place. The area contains eleven listed buildings and two scheduled monuments including the grade II* Church of St Luke, and the White House (formerly the Council House) and its gates, railings and gate piers. Cannock was at the meeting place of several routes and a large marketplace was established at the intersection. Market Place and the bowling green it encloses form one of the three open spaces that characterise the conservation area, the others being the former grounds of the White House and the churchyard of St Luke's church.</p> <p>The conservation area is fringed by development, much of it modern, and is effectively cut off from the hinterland to the north and east by the Ringway, a modern dual carriageway road. Once inside the Ringway the historic character of the town is shown by the open spaces and the designated and non-designated built heritage assets that surround them. The large areas of</p>	<p>The site is part of the setting of the conservation area and the view from Mill Street looking north-west terminates in the mature tree planting within the churchyard of St Luke's church. Mill Street was once the main route into the town from Lichfield to the east and while subsequent road schemes have turned the road into a local route only the view west along Mill Street is still of importance.</p> <p>Although there has been considerable modern development in the immediate vicinity of the site, principally at Morrison's on the south side of Mill Street and Pioneer House on the junction of Mill Street and Ringway the non-designated buildings on the site (Nos. 41 to 49 Mill Street) go some way to preserve the historic character of the area.</p>

	pedestrianised space and large numbers of significant trees provide a positive setting to the built heritage assets.	
Church of St Luke	<p>The Church of St Luke is a 14<sup>th</sup> and 15<sup>th</sup> century Parish church extended at its east end to a design by the Stafford architect Nicholas Joyce. A chapel was added in 1949 and a porch in 1957. The building is mainly in Perpendicular style and built of dressed and coursed local sandstone with slate roofs. The plan form is of an aisled nave with west tower and a chancel with a north-east vestry and a south-east chapel. The aisles and tower and embattled and the tower and north aisle incorporate pinnacles.</p> <p>The church has historic and architectural interest for the large amount of surviving medieval fabric. Its setting is its large churchyard extending to surrounding parts of the town including the rest of the Cannock Town Centre Conservation Area to the east. The setting also extends to the north and east, but the church has been cut off from these areas to an extent by modern road schemes including the Ringway and the modern development that followed.</p>	The site is within the setting of the church with the mature planting in the churchyard and the church tower above being apparent from Mill Street to the south. Although there has been considerable modern development in the immediate vicinity of the site, principally at Morrison's on the south side of Mill Street and Pioneer House on the junction of Mill Street and Ringway, the non-designated buildings on the site (Nos. 41 to 49 Mill Street) go some way to preserve the historic character of the area.
8 & 8a Mill Street	The building is of late 16 <sup>th</sup> century origin in roughcast with two storeys and an attic with a tiled roof. The shop front, first floor windows and attic dormers are all modern. The house has historic interest as one of the oldest in Cannock. Its setting is Mill Street, the start of the medieval route to Lichfield, the historic buildings on the east side and the churchyard and site on the west side.	The site faces the asset obliquely across Morrison's car park and the car park behind the asset itself, but is also visible from locations in front of the asset on Mill Street. The non-designated buildings on the site (Nos. 41 to 49 Mill Street) enhance the setting and make some contribution to the asset's significance.
10 Mill Street	10 Mill Street is a late 18 <sup>th</sup> century two-storey house in roughcast with two hipped dormers and a tiles roof. The door, shopfront, windows and dormers are all modern. The house has historic interest. Its setting is Mill Street, the start of the medieval	The site faces the asset obliquely across Morrison's car park and the car park behind the asset itself but is also visible from locations in front of the asset on Mill Street. The non-designated buildings on

	route to Lichfield, the historic buildings on the east side and the churchyard and site on the west side.	the site (Nos. 41 to 49 Mill Street) enhance the setting and make some contribution to the asset's significance.
Nos. 41 to 49 Mill Street	No. 41 is a former public house and may have origins prior to the 19 <sup>th</sup> century. Nos. 43 to 49 are good quality 19 <sup>th</sup> century buildings of two storeys with tiled roofs. The windows and doors are mostly modern. Nos. 45 and 49 incorporate carriage entrances, a characteristic feature of the area. The assets have historic significance and group value as an unbroken stretch of 19 <sup>th</sup> century street frontage. Their setting, once consisting of contemporary buildings on the south side of Mill Street, is now the large Morrison's car park.	The assets are wholly contained within the site. Their group value adds to their significance.

#### POTENTIAL IMPACT OF ALLOCATION ON SIGNIFICANCE

Name of asset	Description of impact
Cannock Town Centre Conservation Area	The site is approximately 80m east of the boundary of the conservation area which at this point is characterised by the courtyard of the Church of St Luke. Development on the site at the prevailing height of two storeys behind Nos. 41 to 49 Mill Street would slightly change the approach to the conservation area but would have only a minor impact on the conservation area.
Church of St Luke	The site is approximately 80m east of the churchyard and 120m from the church itself. Development on the site at the prevailing height of two storeys behind Nos. 41 to 49 Mill Street would slightly change the asset's setting but would have a very minor impact.
8 & 8a Mill Street	The site is approximately 75m north-east of the asset. Development on the site at the prevailing height of two storeys behind Nos. 41 to 49 Mill Street Mill Street, would have a negligible impact on the asset's significance.
10 Mill Street	The site is approximately 90m north-east of the asset. Development on the site at the prevailing height of two storeys behind Nos. 41 to 49 Mill Street would have a negligible impact on the asset's significance.
Nos. 41 to 49 Mill Street	Development that included demolition of the assets would result in a total loss of significance. Development on the site at the prevailing height of two storeys behind the retained assets would have a low impact on their significance.

#### MAXIMISING ENHANCEMENT AND MITIGATING HARM

Maximising Enhancement
Nos. 41 to 49 Mill Street are buildings of historic interest which have a positive influence on the setting of the Cannock Town Centre Conservation Area and should be retained in any scheme for

the site. The back additions to Nos. 41 and 43 and the car wash buildings are of no interest and their removal and replacement would have a positive effect. Building to the current building line in the location of the current car wash would channel the viewer's gaze towards the west end of the street and the conservation area, enhancing the setting and the viewer's experience while approaching it. Development up to the building line would fill the gap at the east end of the row of non-designated built heritage assets Nos. 41 to 49 Mill Street, returning the north side of the street to something approaching its former state and enhancing the significance of the assets. Use of gaps between buildings in the Mill Street façade or use of carriage entrances within individual buildings which is a feature of the area should be encouraged in any new development. The site is located within Historic Urban Character Area (HUCA) 19: North east of Cannock and in line with that document's recommendations development on the site should employ high quality design sympathetic to the surrounding historic built fabric in order to retain the local character of the area.

**Mitigating Harm**

The back additions to Nos. 47 and 49 Mill Street may be of some historic interest and their significance should be assessed in supporting information for any scheme for the site.

The prevailing height of two storeys should be adhered to in development on the car wash in order to avoid an anomalous tall building at the centre of the street. The roof line and regular window placement of Nos. 45 to 49 should be carried through to any new development and traditional design should be employed. While brick is the prevailing building material in the immediate area the majority of the buildings are rendered and painted white and a similar treatment to buildings on the site would minimise impact. At the rear of the site there may be the potential for slightly taller buildings, but it is recommended that building heights at this location are capped in order to avoid visual impact on the conservation area and those listed buildings whose settings extend to the site.

**CONCLUSIONS AND RECOMMENDATIONS**

The site is within the setting of Cannock Town Centre Conservation Area and three designated assets. While development on the site, that retains Nos. 41 to 49 Mill Street, would have a minor impact on these assets, a high quality design that sensitively referenced the existing building line, roof line and window placement of the existing Nos. 45 to 49 Mill Street would enhance the setting of the conservation area as it is approached from the east of the town. Such development could also enhance the setting of the non-designated 19<sup>th</sup> century assets within the site.

Sensitive development at two storeys on the car wash site is recommended with the possibility of slightly taller buildings on the rear portion of the site.

SITE NAME: Corner of Morrison's Car Park

SITE TYPE: ELAA 2018 Not Available Site

PLANNING REF: CE39

**IDENTIFICATION OF HERITAGE ASSETS**

Type of Asset	Name and Designation of Asset
Listed Building	Church of St Luke (NHLE 1295000), grade II* 8 & 8a Mill Street (NHLE 1060221), grade II 10 Mill Street (NHLE 1344629), grade II
Scheduled Monument	
Conservation Area	Cannock Town Centre
Non-designated	

**SIGNIFICANCE AND CONTRIBUTION OF SETTING TO SIGNIFICANCE**

Name of asset	Significance (heritage value) of the asset and setting (the surroundings in which the asset is experienced)	Contribution of the site to the significance of the asset
Cannock Town Centre Conservation Area	<p>The Cannock Town Centre Conservation area covers the historic core of the town centred on Market Place. The area contains eleven listed buildings and two scheduled monuments including the grade II* Church of St Luke, and the White House (formerly the Council House) and its gates, railings and gate piers. Cannock was at the meeting place of several routes and a large marketplace was established at the intersection. Market Place and the bowling green it encloses form one of the three open spaces that characterise the conservation area, the others being the former grounds of the White House and the churchyard of St Luke's church.</p> <p>The conservation area is fringed by development, much of it modern, and is effectively cut off from the hinterland to the north and east by the Ringway, a modern dual carriageway road. Once inside the Ringway the historic character of the town is shown by the open spaces and the designated and non-designated built heritage assets that surround them. The large areas of</p>	<p>The site is in a gateway location opposite the eastern boundary of the conservation area which is characterised by the churchyard of the Church of St Luke. The site is currently occupied by a corner of Morrison's car park and makes a neutral contribution to the conservation area's setting.</p>



	pedestrianised space and large numbers of significant trees provide a positive setting to the built heritage assets.	
Church of St Luke	The Church of St Luke is a 14 <sup>th</sup> and 15 <sup>th</sup> century Parish church extended at its east end to a design by the Stafford architect Nicholas Joyce. A chapel was added in 1949 and a porch in 1957. The building is mainly in Perpendicular style and built of dressed and coursed local sandstone with slate roofs. The plan form is of an aisled nave with west tower and a chancel with a north-east vestry and a south-east chapel. The aisles and tower and embattled and the tower and north aisle incorporate pinnacles.	The site is located approximately 80m south-east of the church. It is separated from the churchyard by the A5190 Ringway/Mill Street which is dual carriageway at this point. The site is also largely screened from the Church by the Church Centre and by deciduous trees, although the church tower is visible at all times of year in views west along Mill Street which also take in the site. As a result of this separation and screening the site plays only a minor role in the church's setting.
8 & 8a Mill Street	The building is of late 16 <sup>th</sup> century origin in roughcast with two storeys and an attic with a tiled roof. The shop front first floor windows and attic dormers are all modern. The house has historic interest as one of the oldest in Cannock. Its setting is Mill Street, the start of the medieval route to Lichfield, the historic buildings on the east side and the churchyard and site on the west side.	The site is located on the south-east side of Mill Street and its western boundary was developed prior to construction of the Ringway in the late 1970s. The site is set lower than the asset and plays only a minor role in the asset's setting.
10 Mill Street	10 Mill Street is a late 18 <sup>th</sup> century two-storey house in roughcast with two hipped dormers and a tiled roof. The door, shopfront, windows and dormers are all modern. The house has historic interest. Its setting is Mill Street, the start of the medieval route to Lichfield, the historic buildings on the east side and the churchyard and site on the west side.	The site is located on the south-east side of Mill Street and its western boundary was developed prior to construction of the Ringway in the late 1970s. The site is set lower than the asset and plays only a minor role in the asset's setting.

**POTENTIAL IMPACT OF ALLOCATION ON SIGNIFICANCE**

Name of asset	Description of impact
Cannock Town Centre Conservation Area	The site is located at the end of the approach to the conservation area along Mill Street. Development on it has the potential to change the conservation area's setting and impact on its significance in either a positive or a negative way.

Church of St Luke	The site is not currently developed and development on it would slightly change the church's setting. The site's separation and screening from the church means that development to the same height as existing buildings in proximity would be unlikely to have more than a low impact.
8 & 8a Mill Street	The site cannot be easily experienced from the asset, but the site is visible from within the asset's setting on Mill Street. Development on the site will be readily visible while approaching the asset travelling south on Mill Street and has the potential for low to moderate impact.
10 Mill Street	The site cannot be easily experienced from the asset, but the site is visible from within the asset's setting on Mill Street. Development on the site will be readily visible while approaching the asset travelling south on Mill Street and has the potential for low to moderate impact.

### MAXIMISING ENHANCEMENT AND MITIGATING HARM

Maximising Enhancement
There is an opportunity to enhance the setting of the Cannock Town Centre Conservation Area by creating a gateway into the conservation area from the east and screening the Morrison's building and car park from views out of the conservation area to the east. Sensitive development to the roofline of the buildings further south on Mill Street would enhance the setting of the designated assets 8 & 8a Mill Street and 10 Mill Street.
Mitigating Harm
Development on the site would be set back from Mill Street behind the subway and the planting associated with it. Development should be in traditional style, building heights should not exceed that of the adjacent buildings and a rendered finish should be used to be sympathetic with the buildings further south on Mill Street. The ground surface of the site is lower than that of the buildings further south on Mill Street, but if development on the site is to the same height the roof line and regular spacing of windows in those buildings should be carried through the development.

### CONCLUSIONS AND RECOMMENDATIONS

The site is in a sensitive location at an entry point to the conservation area from the east of the town. The site provides an opportunity to enhance the setting of the Cannock Town Centre Conservation Area and the setting of the designated assets 8 & 8a Mill Street and 10 Mill Street by creating a gateway to the conservation area, screening the Morrison's building from it and by partially reintroducing the former street frontage on the east side of Mill Street that was demolished when the road was widened. Development not exceeding the existing roof line of the buildings further south on Mill Street is recommended together with the use of a rendered finish.
--

SITE NAME: 10 Mill Street

SITE TYPE: ELAA 2018 Not Available Site

PLANNING REF: CE48

**IDENTIFICATION OF HERITAGE ASSETS**

Type of Asset	Name and Designation of Asset
Listed Building	Parish Church of St Luke (NHLE 1295000), grade II* 10 Mill Street (NHLE 1344629), grade II 8 & 8a Mill Street (NHLE 1060221), grade II
Scheduled Monument	
Conservation Area	Cannock Town Centre
Non-designated	

**SIGNIFICANCE AND CONTRIBUTION OF SETTING TO SIGNIFICANCE**

Name of asset	Significance (heritage value) of the asset and setting (the surroundings in which the asset is experienced)	Contribution of the site to the significance of the asset
Cannock Town Centre Conservation Area	<p>The Cannock Town Centre Conservation Area covers the historic core of the town centred on Market Place. The area contains eleven listed buildings and two scheduled monuments including the grade II* Church of St Luke, and the White House (formerly the Council House) and its gates, railings and gate piers. Cannock was at the meeting place of several routes and a large marketplace was established at the intersection. Market Place and the bowling green it encloses form one of the three open spaces that characterise the conservation area, the others being the former grounds of the White House and the churchyard of St Luke's church.</p> <p>The conservation area is fringed by development, much of it modern, and is effectively cut off from the hinterland to the north and east by the Ringway, a modern dual carriageway road. Once inside the Ringway the historic character of the town is shown by the open spaces and the designated and non-designated built heritage assets that surround them. The large areas of</p>	The site faces the conservation area across Mill Street. The conservation area is largely ringed with modern buildings and road schemes. As the site contains one of relatively few historic buildings within the conservation area's setting it forms an important part of its setting.

	pedestrianised space and large numbers of significant trees provide a positive setting to the built heritage assets.	
Church of St Luke	<p>The Church of St Luke is a 14<sup>th</sup> and 15<sup>th</sup> century Parish church extended at its east end to a design by the Stafford architect Nicholas Joyce. A chapel was added in 1949 and a porch in 1957. The building is mainly in Perpendicular style and built of dressed and coursed local sandstone with slate roofs. The plan form is of an aisled nave with west tower and a chancel with a north-east vestry and a south-east chapel. The aisles and tower and embattled and the tower and north aisle incorporate pinnacles.</p> <p>The church has historic and architectural interest for the large amount of surviving medieval fabric. Its setting is its large churchyard extending to surrounding parts of the town including the rest of the Cannock Town Centre Conservation Area to the east. The setting also extends to the north and east, but the church has been cut off from these areas to an extent by modern road schemes including the Ringway and the modern development that followed.</p>	<p>The site is located approximately 70m south-east of the church. It is separated from the churchyard by the A5190 Ringway/Mill Street which is a dual carriageway at this point. The site is also largely screened from the Church by mixed coniferous and deciduous trees. As a result of this separation and screening the site plays only a minor role in the church's setting.</p>
8 & 8a Mill Street	<p>The building is of late 16<sup>th</sup> century origin in roughcast with two storeys and an attic with a tiled roof. The shop front first floor windows and attic dormers are all modern. The house has historic interest as one of the oldest in Cannock. Its setting is Mill Street, the start of the medieval route to Lichfield the historic buildings on the east side and the churchyard and site on the west side.</p>	<p>The site is located adjacent to the grade II listed 8 &amp; 8a Mill Street. The grade II listed 10 Mill Street, on the site, forms a group with the asset and contributes to its significance.</p>
10 Mill Street	<p>10 Mill Street is a late 18<sup>th</sup> century two-storey house in roughcast with two hipped dormers and a tiled roof. The door, shopfront, windows and dormers are all modern. The house has historic interest. Its setting is Mill Street, the start of the medieval</p>	<p>The asset is wholly contained within the site. The outbuildings to the rear are possibly curtilage listed and are likely to have some significance as non-designated built heritage assets if not. The</p>

	route to Lichfield; the historic buildings on the east side and the churchyard and site on the west side.	site is therefore a major contributor to the asst's significance.
--	---	---

#### POTENTIAL IMPACT OF ALLOCATION ON SIGNIFICANCE

Name of asset	Description of impact
Cannock Town Centre Conservation Area	Development to the rear of the grade II listed 10 Mill Street located at the front of the site is likely to be visible from an extremely restricted part of the conservation area and would have a very low impact on its significance.
Church of St Luke	Development to the rear of the grade II listed 10 Mill Street will not be visible from the church and would only be visible from an extremely restricted part of its setting. Such development is likely therefore to have a very low impact on the asset.
8 & 8a Mill Street	Sensitive development to two storeys on the rear part of the site to the south-east of the listed building would not interfere with the building's relationship with the Cannock Town Centre Conservation Area and the adjacent grade II listed 8 & 8a Mill Street and would have a low impact on its significance.
10 Mill Street	The rear additions to the asset appear to date at least to the late 19 <sup>th</sup> century and are to be considered curtilage listed. Development on the site that involved the demolition of these additions would have a moderate to major impact on the asset's significance.

#### MAXIMISING ENHANCEMENT AND MITIGATING HARM

Maximising Enhancement
The additions to the rear of the site appear to be of significance. Restoration of these buildings and landscaping the yard they stand in could enhance the listed 10 Mill Street by better revealing its significance.
Mitigating Harm
The area not covered by the back additions to 10 Mill Street is a small area and harm to the listed building can only be mitigated by leaving it undeveloped.

#### CONCLUSIONS AND RECOMMENDATIONS

It is likely that the back additions to the listed No. 10 Mill Street pre-date 1948 and should be considered curtilage listed. Prior to any application to develop the site research should be carried out on these buildings in order to establish their significance. Should the buildings turn out to have historic interest it is recommended that the site remains undeveloped apart from restoration.

SITE NAME: 87 High Green, Cannock, WS11 1BJ

SITE TYPE: ELAA 2020 - Town Centre Office

PLANNING REF: CE70

**IDENTIFICATION OF HERITAGE ASSETS**

Type of Asset	Name and Designation of Asset
Listed Building	Council House (NHLE 1060217), grade II* Gates, Railings and Gate Piers of Council House (NHLE 1180287), grade II* Conduit Head (NHLE 1344626), grade II 71, 71A, 73 and 75 High Green (NHLE 1060218), grade II 77 High Green (NHLE 1180307), grade II 79 High Green (NHLE 1060219), grade II
Scheduled Monument	
Conservation Area	Cannock Town Centre
Non-designated	Balfour House, 84 High Green

**SIGNIFICANCE AND CONTRIBUTION OF SETTING TO SIGNIFICANCE**

Name of asset	Significance (heritage value) of the asset and setting (the surroundings in which the asset is experienced)	Contribution of the site to the significance of the asset
Cannock Town Centre Conservation Area	<p>The Cannock Town Centre Conservation Area covers the historic core of the town centred on Market Place. The area contains eleven listed buildings and two scheduled monuments including the grade II* Church of St Luke, and the White House (formerly the Council House) and its gates, railings and gate piers. Cannock was at the meeting place of several routes and a large marketplace was established at the intersection. Market Place and the bowling green it encloses form one of the three open spaces that characterise the conservation area, the others being the former grounds of the White House and the churchyard of St Luke's church.</p> <p>The conservation area is fringed by development, much of it modern, and effectively cut off from the hinterland to the north and east by the Ringway, a modern dual carriageway road. Once inside the Ringway the historic character of the</p>	The site is located just to the west of the conservation area and currently contains buildings assessed by the conservation area management plan to be of neutral impact.

	town is shown by the open spaces and the designated and non-designated built heritage assets that surround them. The large areas of pedestrianised space and large numbers of significant trees provide a positive setting to the built heritage assets.	
Council House	<p>The Council House was built before 1734 as The White House by Dr William Birch (or Byrch) and after being leased for a period to Sir Robert Fisher was lived in by the Birch family. The two-storey, stuccoed house is of five bays with a moulded cornice and tiled roof above. There is a one-bay addition to the left hand side and a west wing set back. The house was formerly used as Cannock's Council House.</p> <p>The Council House has architectural interest as an early 18<sup>th</sup> century domestic house and historic interest as the largest originally private house in the centre of Cannock. The House has lost part of its original garden to the west to car parking but retains much of its original setting in the form of part of its garden to the east (The Green) together with the Bowling Green and the historic buildings surrounding it on its south side.</p>	The site is located approximately 40m west of the asset. The modern buildings currently occupying the site do not contribute to the asset's significance.
Gates, Railings and Gate Piers of Council House	<p>Ornate 19<sup>th</sup> century wrought iron gates with railings either side set on dwarf brick walls with rusticated stone pillars at each end. The ensemble has aesthetic interest and historical interest for their part in the development of the White House. The asset's setting is the White House and its gardens and the Bowling Green to the south-east.</p>	The site is located approximately 65m west of the asset. The modern buildings currently occupying the site do not contribute to the asset's significance.
Conduit Head	The conduit head is a mid-18 <sup>th</sup> century structure from which water piped from Leacroft to the south-east of the town was piped to pumps around the town. The hexagonal structure is constructed from sandstone ashlar with a stone-flagged	The site is located approximately 65m west of the asset. The modern buildings currently occupying the site do not contribute to the asset's significance.

	<p>pyramidal roof surmounted by a ball finial. The asset has historical interest as part of the town's 18<sup>th</sup> century infrastructure and for its association with Dr William Birch and Sir Robert Fisher both of whom endowed the project and both of whom were residents of the adjacent White House. The asset's setting is the centre of Cannock characterised by the Bowling Green and the historic buildings surrounding it.</p>	
71, 71A, 73 and 75 High Green	<p>A row of early 19<sup>th</sup> century and later houses. 71 and 71a are in stucco, the remainder in brick. No. 71 has a central doorcase with glazed side panels and cornice hood. Sash windows apart from No. 75 which has casements and also has a carriage arch to the left hand side. Tiled roofs and brick stacks over all. The houses have historic interest as part of Cannock's 19<sup>th</sup> century development. Their setting is the historic core of Cannock including the Bowling Green, Conduit Head, Council House and further historic buildings on the south side of Market Place.</p>	<p>The site is located approximately 75m north-west of the asset. The modern buildings currently occupying the site do not contribute to the asset's significance.</p>
77 High Green	<p>77 High Green is a mid-19<sup>th</sup> century two storey building in red brick. Modern doorway and shopfront to the left hand side, painted stone Ionic pilaster doorcase to the right. Four sash windows with stone console brackets to the first floor, stone eaves with console brackets above. Tiled roof with brick stacks. The building has historic interest as part of Cannock's 19<sup>th</sup> century development. Its setting is the historic core of Cannock including the Bowling Green, Conduit Head, Council House and further historic buildings on the south side of Market Place.</p>	<p>The site is located approximately 60m north-west of the asset. The modern buildings currently occupying the site do not contribute to the asset's significance.</p>
79 High Green	<p>79 High Green is a timber framed building with a later brick front. The central entrance section has a gabled wing either side. Tiled roof and projecting stone chimney to the right hand return. The shopfronts,</p>	<p>The site is located approximately 40m north-west of the asset. The modern buildings currently occupying the site do not contribute to the asset's significance.</p>



	windows and scalloped bargeboards are modern. The house has historic and architectural interest as a building of probably 16 <sup>th</sup> century date. The asset's setting is the historic core of Cannock including the Bowling Green, Conduit Head, Council House and further historic buildings on the south side of Market Place.	
Balfour House	<p>Balfour House was built in the early 20<sup>th</sup> century as a detached property with a large garden and outbuildings. The main house is of two storeys in red brick, stuccoed to the first floor with a double front and twin gables facing the street. The roof is tiled and has tall, elegant brick chimney stacks. The long red brick outbuilding with a tiled roof to the rear of the house is contemporary, but the extension to the left hand side of the main building is more recent and other additions have been made. The house was formerly in use as offices and has recently been divided into nine flats.</p> <p>The house has historic interest as a large, early 20<sup>th</sup> century domestic building of good quality.</p>	The site is located approximately 25m south of the asset. The modern buildings currently occupying the site do not contribute to the asset's significance.

**POTENTIAL IMPACT OF ALLOCATION ON SIGNIFICANCE**

<b>Name of asset</b>	<b>Description of impact</b>
Cannock Town Centre Conservation Area	The site is located at a gateway to the conservation area and development on it has the potential for moderate impact.
Council House	The site's proximity to the Council House, the most significant building within the conservation area after the Church of St Giles, gives it the potential for moderate impact.
Gates, Railings and Gate Piers of Council House	The asset depends on the Council House for its setting and the site, though close, only has the potential for low impact.
Conduit Head	The site is on the approach to the asset from the west and has the potential for low impact.
71, 71A, 73 and 75 High Green	The site is on the approach to the asset from the west and has the potential for low impact.
77 High Green	The site is on the approach to the asset from the west and has the potential for low impact.
79 High Green	The site is on the approach to the asset from the west and has the potential for low impact.

Balfour House	The site's location opposite the asset on the south side of High Green gives it the potential for moderate impact on the asset.
---------------	---

**MAXIMISING ENHANCEMENT AND MITIGATING HARM**

Maximising Enhancement
The current building on the site presents a tall, blank façade to High Green above modern shop fronts that are not sympathetic to the conservation area or the built heritage assets within it. While the site could accommodate either a traditional or contemporary style of architecture any replacement for the current building should be more in tune with the buildings within the conservation area and high-quality materials and design should be used. Opportunities exist for improvements to the public realm as part of any scheme for the site.
Mitigating Harm
The current building on the site rises to three storeys which its taller than the majority of the buildings within the conservation area. A maximum building height of two storeys is recommended to minimise impact on the conservation area and the designated and non-designated built heritage assets within it and adjacent to it.

**CONCLUSIONS AND RECOMMENDATIONS**

The site is in a prominent position at the western 'gateway' to the Cannock Town Centre Conservation Area and has the potential for moderate impact on the conservation area and grade II* listed Council House and low to moderate impact on other designated and non-designated built heritage assets. The building currently occupying the site is assessed by the conservation management plan to have a neutral impact and the site provides opportunities for enhancement of the conservation area and of the settings of the assets. The site could accommodate traditional or contemporary architecture using high quality design and materials.
--

SITE NAME: Land off Norton Hall Lane and Butts Lane

SITE TYPE: SHLAA 2018 0-5 Year Site

PLANNING REF: N13 Part 1

**IDENTIFICATION OF HERITAGE ASSETS**

Type of Asset	Name and Designation of Asset
Listed Building	
Scheduled Monument	
Conservation Area	
Non-designated	2 x moated sites Linear feature Enclosure

**SIGNIFICANCE AND CONTRIBUTION OF SETTING TO SIGNIFICANCE**

Name of asset	Significance (heritage value) of the asset and setting (the surroundings in which the asset is experienced)	Contribution of the site to the significance of the asset
Moated site	<p>The site is comprised of medieval earthworks, banks and ditches and is the potential site of a medieval manor house. It has been heavily damaged by intensive ploughing.</p> <p>The site remains unexcavated and may hold some archaeological and historical significance to the study of medieval moated sites and may inform on regional research framework goals.</p>	The asset lies wholly within the site.
Linear feature and enclosure	A polygonal enclosure and a linear feature are visible as cropmarks to the south of a medieval moated site. These are of an unknown date and remain unexcavated. The significance of these cannot be fully determined.	The asset lies wholly within the site.

**POTENTIAL IMPACT OF ALLOCATION ON SIGNIFICANCE**

Name of asset	Description of impact
Moated site	Any intrusive activities have the potential to impact this asset and reduce its significance.
Linear feature and enclosure	Any intrusive activities have the potential to impact this asset and reduce its significance.

### **MAXIMISING ENHANCEMENT AND MITIGATING HARM**

<b>Maximising Enhancement</b>
The moated site has been heavily damaged by intensive ploughing within the field, with very little of the earthworks still surviving. Most of the site is not visible on the surface and only detectible via aerial photography through cropmarks. Therefore, there is no way to enhance the heritage asset.
<b>Mitigating Harm</b>
Any intrusive construction works have the potential to cause harm to the standing and buried archaeological asset. Therefore, a proportional and targeted programme of archaeological works should be completed ahead of any intrusive construction works to determine the scope and extent.

### **CONCLUSIONS AND RECOMMENDATIONS**

The moated site has been heavily truncated and damaged by ploughing. It is recommended that a watching brief be undertaken during or ahead of any intrusive construction works, but any works must be undertaken in consultation with the County Archaeologist takes place to determine breadth and scope of the targeted archaeological intervention.
--

SITE NAME: Land off Norton Hall Lane and Butts Lane

SITE TYPE: SHLAA 2018 6-15 Year Site

PLANNING REF: N13 Part 2

**IDENTIFICATION OF HERITAGE ASSETS**

Type of Asset	Name and Designation of Asset
Listed Building	
Scheduled Monument	
Conservation Area	
Non-designated	3 x moated sites Linear feature Enclosure

**SIGNIFICANCE AND CONTRIBUTION OF SETTING TO SIGNIFICANCE**

Name of asset	Significance (heritage value) of the asset and setting (the surroundings in which the asset is experienced)	Contribution of the site to the significance of the asset
Moated site	The site is comprised of medieval earthworks, banks and ditches and is the potential site of a medieval manor house. It has been heavily damaged by intensive ploughing.  The site remains unexcavated and may hold some archaeological and historical significance to the study of medieval moated sites and may inform on regional research framework goals.	The asset lies wholly within the site.
Linear feature and Enclosure	A polygonal enclosure and a linear feature are visible as cropmarks to the south of a medieval moated site. These are of an unknown date and remain unexcavated. The significance of these cannot be fully determined.	The asset lies wholly within the site.

**POTENTIAL IMPACT OF ALLOCATION ON SIGNIFICANCE**

Name of asset	Description of impact
Moated site	Any intrusive activities have the potential to impact this asset and reduce its significance.
Linear feature and Enclosure	Any intrusive activities have the potential to impact this asset and reduce its significance.

### **MAXIMISING ENHANCEMENT AND MITIGATING HARM**

<b>Maximising Enhancement</b>
The moated site has been heavily damaged by intensive ploughing within the field, with very little of the earthworks still surviving. Most of the site is not visible on the surface and only detectible via aerial photography through cropmarks. Therefore, there is no way to enhance the heritage asset.
<b>Mitigating Harm</b>
Any intrusive construction works has the potential to cause harm to the standing and buried archaeological asset. Therefore, a proportional and targeted programme of archaeological works should be completed ahead of any intrusive construction works.

### **CONCLUSIONS AND RECOMMENDATIONS**

The moated site has been heavily truncated and damaged by ploughing, therefore it is recommended that a watching brief be undertaken during or ahead of any intrusive construction works to record any surviving archaeology. Any works must be undertaken in consultation with the County Archaeologist takes place to determine breadth and scope of the targeted archaeological intervention.

SITE NAME: Land at Norton Hall Lane and Butts Lane

SITE TYPE: SHLAA 2018 Green Belt Site

PLANNING REF: N13a

**IDENTIFICATION OF HERITAGE ASSETS**

Type of Asset	Name and Designation of Asset
Listed Building	
Scheduled Monument	
Conservation Area	
Non-designated	Moated site

**POTENTIAL IMPACT OF ALLOCATION ON SIGNIFICANCE**

Name of asset	Significance (heritage value) of the asset and setting (the surroundings in which the asset is experienced)	Contribution of the site to the significance of the asset
Moated site	<p>The site is comprised of medieval earthworks, banks and ditches and is the potential site of a medieval manor house. It has been heavily damaged by intensive ploughing.</p> <p>The site remains unexcavated and may hold some archaeological and historical significance to the study of medieval moated sites and may inform on regional research framework goals.</p>	The asset lies wholly within the site.

**POTENTIAL IMPACT OF ALLOCATION ON SIGNIFICANCE**

Name of asset	Description of impact
Moated site	Any intrusive activities have the potential to impact this asset and reduce its significance.

**MAXIMISING ENHANCEMENT AND MITIGATING HARM**

Maximising Enhancement
The moated site has been heavily damaged by intensive ploughing within the field, with very little of the earthworks still surviving. Most of the site is not visible on the surface and only detectible via aerial photography through cropmarks. Therefore, there is no way to enhance the heritage asset.
Mitigating Harm
Any intrusive construction works has the potential to cause harm to the standing and buried archaeological asset. Therefore, a proportional and targeted programme of archaeological works should be completed ahead of any intrusive construction works to determine the scope and extent.

### **CONCLUSIONS AND RECOMMENDATIONS**

The moated site has been heavily truncated and damaged by ploughing, therefore it is recommended that a watching brief be undertaken during or ahead of any intrusive construction works to record any surviving archaeology. Any works must be undertaken in consultation with the County Archaeologist takes place to determine breadth and scope of the targeted archaeological intervention.



SITE NAME: Land at Washbrook Lane

SITE TYPE: SHLAA 2018 Green Belt Site

PLANNING REF: N15

**IDENTIFICATION OF HERITAGE ASSETS**

Type of Asset	Name and Designation of Asset
Listed Building	
Scheduled Monument	
Conservation Area	
Non-designated	Common Bridge Pottery Kiln

**SIGNIFICANCE AND CONTRIBUTION OF SETTING TO SIGNIFICANCE**

Name of asset	Significance (heritage value) of the asset and setting (the surroundings in which the asset is experienced)	Contribution of the site to the significance of the asset
Common Bridge Pottery Kiln	The site may potentially be the location of a pottery kiln, it has been tentatively dated to the medieval period based upon pottery and washers found in the immediate vicinity. Pottery fragments have been found c. 120m to the south-west of the site; these may be indicative of further kilns within the area. The site would hold an archaeological and historical interest into the study of medieval kilns and would hold local significance for archaeological research into local economy and industry during the medieval period.	The asset lies wholly within the site.

**POTENTIAL IMPACT OF ALLOCATION ON SIGNIFICANCE**

Name of asset	Description of impact
Common Bridge Pottery Kiln	Any intrusive activities have the potential to impact this asset and reduce its significance.

**MAXIMISING ENHANCEMENT AND MITIGATING HARM**

<b>Maximising Enhancement</b>
The pottery kiln is a wholly buried asset with no potential to maximise its enhancement.
<b>Mitigating Harm</b>
Any intrusive construction works has the potential to cause harm to the buried archaeological asset. Therefore, a proportional and targeted programme of archaeological work should be completed ahead of any intrusive construction works to determine the scope and extent.

### **CONCLUSIONS AND RECOMMENDATIONS**

It is recommended that archaeological work is undertaken due to the significance of the asset, this may take the form of a watching brief or a targeted evaluation ahead of or during the construction phase of the project. Any works must be undertaken in consultation with the County Archaeologist to determine breadth and scope of the targeted archaeological intervention.

SITE NAME: Lime Lane/Watling Street

SITE TYPE: SHLAA 2018 Green Belt Site

PLANNING REF: N18

**IDENTIFICATION OF HERITAGE ASSETS**

Type of Asset	Name and Designation of Asset
Listed Building	
Scheduled Monument	
Conservation Area	
Non-designated	Conduit Colliery Basin (Cannock Extension Canal)

**SIGNIFICANCE AND CONTRIBUTION OF SETTING TO SIGNIFICANCE**

Name of asset	Significance (heritage value) of the asset and setting (the surroundings in which the asset is experienced)	Contribution of the site to the significance of the asset
Conduit Colliery Basin (Cannock Extension Canal)	The double basin was built as part of the Cannock Extension Canal (1858) and is located at the southern end of the site within an area of mature woodland. The basins are shown on the 1884 Ordnance Survey map as being in use and connected by rail to Conduit Colliery by tramways. Subsequent historic mapping labels the assets as Old Basin confirming a state of disuse for over 100 years. The asset has historic interest as part of the infrastructure of the Cannock Extension Canal. The asset's setting is the canal but extends to the former Conduit Colliery to which it was once connected.	The asset is located wholly within the site. The majority of the site however is agricultural and does not make a contribution to the asset's significance.

**POTENTIAL IMPACT OF ALLOCATION ON SIGNIFICANCE**

Name of asset	Description of impact
Conduit Colliery Basin (Cannock Extension Canal)	Development on the whole site would entail building over the asset with a consequent total loss of significance. Retention of the asset and development on the rest of the site would cause only a slight loss of significance as a result of cutting off the asset's connection with the former colliery.

**MAXIMISING ENHANCEMENT AND MITIGATING HARM**

Maximising Enhancement
Restoration of the canal basin would bring public benefit by preserving part of the Cannock Extension Canal's infrastructure and better revealing its significance. Restoration would further

enhance the asset if the basin were to be brought back into use as a leisure facility or employment opportunity. Restoration could include interpretation of the asset's role in the canal network and in the area's coal mining history. Were the canal basin to remain undeveloped the woodland in which it stands could be included in a recreational footpath/cycle route through the site, perhaps along the lie of the former tramway, with interpretation to enhance its significance by furthering an understanding of its former role.

Mitigating Harm

Mitigation by preservation could be achieved by leaving the woodland in which the canal basin is located undeveloped.

**CONCLUSIONS AND RECOMMENDATIONS**

Though disused for many years the canal basin has historic significance which could be enhanced by restoration and/or interpretation. It is recommended that the basin is preserved by leaving the woodland in which it stands undeveloped, connected to the site by a recreational footpath/cycle route and interpreted in order to further understanding of its former role.

SITE NAME: Land off 71 Burntwood Road

SITE TYPE: SHLAA 2018 6-15 Year Site

PLANNING REF: N23

**IDENTIFICATION OF HERITAGE ASSETS**

Type of Asset	Name and Designation of Asset
Listed Building	
Scheduled Monument	
Conservation Area	
Non-designated	Historic field boundaries

**SIGNIFICANCE AND CONTRIBUTION OF SETTING TO SIGNIFICANCE**

Name of asset	Significance (heritage value) of the asset and setting (the surroundings in which the asset is experienced)	Contribution of the site to the significance of the asset
Historic field boundaries	<p>Historic post-medieval field boundaries have been identified through cropmarks.</p> <p>The field boundaries may hold some archaeological and historical significance to the study of post-medieval agricultural practices, the historical study of parish boundaries and may in some cases be significant to the study of Prehistoric, Saxon or medieval boundaries.</p>	The asset lies wholly within the site.

**POTENTIAL IMPACT OF ALLOCATION ON SIGNIFICANCE**

Name of asset	Description of impact
Historic field boundaries	Any intrusive activities have the potential to impact this asset and reduce its significance.

**MAXIMISING ENHANCEMENT AND MITIGATING HARM**

<b>Maximising Enhancement</b>
The historic field boundaries are not visible on the surface and only detectible through aerial photography as cropmarks. Therefore, there is no way to maximise the enhancement of the asset.
<b>Mitigating Harm</b>
Any intrusive construction works has the potential to cause harm to the buried archaeological asset. Therefore, a proportional and targeted programme of archaeological works should be completed ahead of any intrusive construction works to determine the scope and extent.

### **CONCLUSIONS AND RECOMMENDATIONS**

Due to the low significance of the post-medieval field boundaries, it is not recommended to undertake any archaeological works upon the asset. Any decision must be undertaken in consultation with the County Archaeologist.

SITE NAME: Land at north of Long Lane, Norton Canes (Adjacent to Norton Terrace)

SITE TYPE: SHLAA 2018 Green Belt Site

PLANNING REF: N24

#### IDENTIFICATION OF HERITAGE ASSETS

Type of Asset	Name and Designation of Asset
Listed Building	
Scheduled Monument	
Conservation Area	
Non-designated	Historic field boundaries

#### SIGNIFICANCE AND CONTRIBUTION OF SETTING TO SIGNIFICANCE

Name of asset	Significance (heritage value) of the asset and setting (the surroundings in which the asset is experienced)	Contribution of the site to the significance of the asset
Historic field boundaries	<p>Historic post-medieval field boundaries have been identified through cropmarks.</p> <p>The field boundaries may hold some archaeological and historical significance to the study of post-medieval agricultural practices, the historical study of parish boundaries and may in some cases may be significant to the study of Prehistoric, Saxon or medieval land boundaries.</p>	The asset lies wholly within the site.

#### POTENTIAL IMPACT OF ALLOCATION ON SIGNIFICANCE

Name of asset	Description of impact
Historic field boundaries	Any intrusive activities have the potential to impact this asset and reduce its significance.

#### MAXIMISING ENHANCEMENT AND MITIGATING HARM

Maximising Enhancement
The historic field boundaries are not visible on the surface and only detectible through aerial photography via cropmarks. Therefore, there is no way to maximise the enhancement of the asset.
Mitigating Harm
Any intrusive construction works has the potential to cause harm to the buried archaeological asset. Therefore, a proportional and targeted programme of archaeological works should be completed ahead of any intrusive construction works to determine the scope and extent.

### **CONCLUSIONS AND RECOMMENDATIONS**

Due to the low significance of the post-medieval field boundaries, it is not recommended to undertake any archaeological works upon the asset. Any decision must be undertaken in consultation with the County Archaeologist.



SITE NAME: Land to the north of No.2 Hednesford Road

SITE TYPE: SHLAA 2018 Green Belt Site

PLANNING REF: N33

#### IDENTIFICATION OF HERITAGE ASSETS

Type of Asset	Name and Designation of Asset
Listed Building	
Scheduled Monument	
Conservation Area	
Non-designated	Farm buildings at Norton Lodge Farm

#### SIGNIFICANCE AND CONTRIBUTION OF SETTING TO SIGNIFICANCE

Name of asset	Significance (heritage value) of the asset and setting (the surroundings in which the asset is experienced)	Contribution of the site to the significance of the asset
Farm buildings at Norton Lodge Farm	Two brick farm buildings shown on the 1884 Ordnance Survey map survive at Norton Lodge Farm at the north of the site. The buildings have some historic interest, their setting is the farm and wider agricultural landscape which contribute to their significance.	The site contains the asset and also covers a large tract of agricultural land to the south of the asset and contributes to its significance. The asset faces in towards the centre of the farm complex but has views over the site to the south.

#### POTENTIAL IMPACT OF ALLOCATION ON SIGNIFICANCE

Name of asset	Description of impact
Farm buildings at Norton Lodge Farm	Development on the site that includes demolition of the assets would result in a total loss of significance. Retention of the assets and development in the rest of the site would retain a reasonable proportion of the setting and the assets would still be readable as to their former function, but with a moderate loss of significance.

#### MAXIMISING ENHANCEMENT AND MITIGATING HARM

<b>Maximising Enhancement</b>
Restoration and reuse of the farm buildings would have public benefit by preserving buildings of historic interest dating to at least the late 19 <sup>th</sup> century and better revealing their significance.
<b>Mitigating Harm</b>
The majority of the land to the north of the farm buildings is not within the site boundary and at least some of the former agricultural setting would be preserved following development on the site. Use of the plot to the north of the track connecting the farm to Hednesford Road within a scheme as an amenity space would maintain the asset's connection to this wider setting and preserve views of the asset from Hednesford Road.

### **CONCLUSIONS AND RECOMMENDATIONS**

The farm buildings at Norton Lodge Farm are of historic interest and it is recommended that they are restored and reused as part of any scheme for the site. It is also recommended that the agricultural land in the north-east corner of the site is used within any scheme as an amenity space to preserve the assets' connection to their former agricultural setting.

SITE NAME: Land at Norton Canes between the A5 and M6 Toll

SITE TYPE: SHLAA 2018 Green Belt Site

PLANNING REF: N49

**IDENTIFICATION OF HERITAGE ASSETS**

Type of Asset	Name and Designation of Asset
Listed Building	
Scheduled Monument	
Conservation Area	
Non-designated	85 Albutts Road (Black and White)

**SIGNIFICANCE AND CONTRIBUTION OF SETTING TO SIGNIFICANCE**

Name of asset	Significance (heritage value) of the asset and setting (the surroundings in which the asset is experienced)	Contribution of the site to the significance of the asset
Black and White	Black and White is a late 19 <sup>th</sup> century or early 20 <sup>th</sup> century detached house. Rendered and with a tiled roof the building is first shown on the 1902 Ordnance Survey map as L-shaped, but has since acquired a further back addition. It has historic interest as a turn of the century country house. Its setting is the single track, Albutts Road, and surrounding agricultural land and buildings. The setting has been changed by the nearby M6 Toll road but continues to contribute to its significance.	The asset is wholly contained within the site which is part of its rural setting and contributes to its significance.

**POTENTIAL IMPACT OF ALLOCATION ON SIGNIFICANCE**

Name of asset	Description of impact
Black and White	Development which entailed demolition of the asset would result in a total loss of significance. Retention of the asset and development on the remainder of the site would remove a large proportion of its agricultural setting with a consequent loss of significance. The asset could also experience impact from increased traffic on Albutts Road if the entrance to the site were routed to the west of the asset.

**MAXIMISING ENHANCEMENT AND MITIGATING HARM**

Maximising Enhancement
No opportunities for enhancing the significance of the non-designated asset 85 Albutts Road (Black and White) have been identified.
Mitigating Harm

Employment of a buffer to the south and east of the non-designated 85 Albutts Road would mitigate impact on the asset. Screening in the form of planting would decrease impact on the asset and on other properties on Albutts Road. Siting of vehicular access to the site to the east of 85 Albutts Road would reduce impact from traffic movement on the asset and on properties to the west of it on Albutts Road. If this access were along the track approximately 40m east of the asset screening would be required along the west side of the track in proximity to the asset in order to reduce impact from traffic movement.

### **CONCLUSIONS AND RECOMMENDATIONS**

Development on the site has the potential for impact on 85 Albutts Road and other non-designated assets of lower significance on the south side of Albutts Road. It is recommended a buffer is introduced to the south and east sides of 85 Albutts Road, that screening is employed between any development and the assets, and that vehicular access is routed to the east of 85 Albutts Road and screened to avoid impact from traffic movement.

SITE NAME: Land north of Norton Hall Lane

SITE TYPE: SHLAA 2018 Green Belt Site

PLANNING REF: N52

**IDENTIFICATION OF HERITAGE ASSETS**

Type of Asset	Name and Designation of Asset
Listed Building	Church of St James (NHLE 1060222), grade II*
Scheduled Monument	
Conservation Area	
Non-designated	

**SIGNIFICANCE AND CONTRIBUTION OF SETTING TO SIGNIFICANCE**

Name of asset	Significance (heritage value) of the asset and setting (the surroundings in which the asset is experienced)	Contribution of the site to the significance of the asset
Church of St James	<p>The Church of St James was built in 1832 to a design by the Lichfield partnership of James Trubshaw and Thomas Johnson and rebuilt after a fire in 1888 by Birmingham architects Frank Osborn and Alfred Reading who lengthened the chancel. The church is in the Perpendicular style in coursed, dressed local sandstone with tiled roofs. The plan is of a five-bay nave with north aisle and transept, west tower and chancel with north vestry and organ loft.</p> <p>The church has historical interest as a complete gothic church of the 19<sup>th</sup> century demonstrating the growth of the area. The church was built on the outskirts of Norton Canes which at that time was centred on Norton Green Lane to the east of the asset. When built, the church had a rural setting, its nearest neighbour being the rectory which still stands on Church Road to the south-east. Development took place along Church Road in the late 19<sup>th</sup> century with further development in the 20<sup>th</sup> century and the church now has a rural setting to the north and west and a sub-urban setting to the south and east.</p>	<p>The site is large and surrounds the church to the north, west and south-west. The site represents the majority of the church's rural setting and contributes considerably to its significance.</p>

**POTENTIAL IMPACT OF ALLOCATION ON SIGNIFICANCE**

Name of asset	Description of impact
Church of St James	Development on the whole site would remove the majority of the church’s original rural setting, extending the village on all sides. Such development would not interfere with the church’s relationship with the rectory and late 19 <sup>th</sup> century houses on Church Road, but the loss of its rural setting would have a moderate impact on its significance.

**MAXIMISING ENHANCEMENT AND MITIGATING HARM**

Maximising Enhancement
Retention of the wedge-shaped woodland to the west of the graveyard and screening to the north of the graveyard and south-west of the houses on the south side of Church Road would maintain the feel of a village setting. Re-establishment of the former footpath to the church from the junction of Norton Lane and Washbrook Lane would re-connect the church with the wider area to the north. Use of this path and the existing footpath to the west of the church as recreational footpaths/cycle routes within the site would give focus to the church within the scheme.
Mitigating Harm
In addition to the retention of woodland and existing screening, consideration should be given to restriction of development within the site. Church Lane and St James’s church are located on high ground rising to approximately 150m from a low point of approximately 133m at the north-west boundary of the site next to Washbrook Lane. The use of discrete plots rather than wholesale masterplanning across the site would reduce impact as a result of changes to the church’s setting. The density of development should also reflect the rural character of the church’s setting this side.

**CONCLUSIONS AND RECOMMENDATIONS**

The grade II* listed Church of St James is located at the centre of the site on high ground and is visible from most parts of the site. Wholesale development of the site would result in a great change to the asset’s setting resulting in loss of significance. It is recommended that survey is carried out within the site to identify discrete plots within it that would result in lower impact. It is recommended that the existing woodland and screening in the vicinity of the church is retained and that an existing footpath is retained and a lost one to the north of the church is reinstated to give focus to the asset within the landscape.
---

SITE NAME: Wyrley Grove, Lime Lane, Little Wyrley

SITE TYPE: SHLAA 2018 Green Belt Site

PLANNING REF: N57

**IDENTIFICATION OF HERITAGE ASSETS**

Type of Asset	Name and Designation of Asset
Listed Building	
Scheduled Monument	
Conservation Area	
Non-designated	Grove Basin (Cannock Extension Canal)

**SIGNIFICANCE AND CONTRIBUTION OF SETTING TO SIGNIFICANCE**

Name of asset	Significance (heritage value) of the asset and setting (the surroundings in which the asset is experienced)	Contribution of the site to the significance of the asset
Grove Basin (Cannock Extension Canal)	The double basin was built as part of the Cannock Extension Canal (1858) and is located at the southern end of the site. The basins are shown on the 1884 Ordnance Survey map as being in use and connected by rail to the Wyrley Grove Colliery, nearby to the west, by tramways. The assets have historic interest as part of the infrastructure of the Cannock Extension Canal. The asset's setting is the canal, but extends to the former Wyrley Grove Colliery to which it was once connected.	The site includes the basins, their immediate area and the majority of the area covered by the former Wyrley Grove Colliery. The area covered by the site has been subject to very little development since the closure of the colliery and contributes to the significance of the asset.

**POTENTIAL IMPACT OF ALLOCATION ON SIGNIFICANCE**

Name of asset	Description of impact
Grove Basin (Cannock Extension Canal)	Development on the whole site would entail building over the asset with a consequent total loss of significance. Retention of the asset and development on the rest of the site would not interfere with the asset's association with the canal, but would cause a slight loss of significance as a result of cutting the asset's connection with the site of the former colliery.

**MAXIMISING ENHANCEMENT AND MITIGATING HARM**

Maximising Enhancement
The basin is a working part of the canal and restoration could further reveal its significance. While it is visible from the tow path on the east side of the canal the basin is currently on private land and not accessible to the public. Opening up of the asset to the public by means of a recreational footpath/cycle route through the site together with interpretation of the asset's role in the history

of the canal and the area's coal mining industry would enhance its significance through a furthering of knowledge.

Mitigating Harm

The asset should be employed within any scheme for the site as a leisure facility or employment opportunity in order to ensure its continued use.

**CONCLUSIONS AND RECOMMENDATIONS**

Grove Basin is an asset of historic interest and should be retained by any development scheme for the site. Wyrley Grove Colliery to which the asset was connected no longer exists and development on the site will not diminish the asset's significance.



SITE NAME: Land at Commonsidge

SITE TYPE: SHLAA 2018 Green Belt Site

PLANNING REF: N63

**IDENTIFICATION OF HERITAGE ASSETS**

Type of Asset	Name and Designation of Asset
Listed Building	
Scheduled Monument	
Conservation Area	
Non-designated	85 Albutts Road (Black and White)

**SIGNIFICANCE AND CONTRIBUTION OF SETTING TO SIGNIFICANCE**

Name of asset	Significance (heritage value) of the asset and setting (the surroundings in which the asset is experienced)	Contribution of the site to the significance of the asset
Black and White	Black and White is a late 19th century or early 20th century detached house. Rendered and with a tiled roof the building is first shown on the 1902 Ordnance Survey map as L-shaped, but has since acquired a further addition. It has historic interest as a turn of the century country house. Its setting is the single track Albutts Road and surrounding agricultural and buildings. The setting has been changed by the nearby M6 Toll road but continues to contribute to its significance.	The asset is wholly contained within the site which is part of its agricultural setting and contributes to its significance.

**POTENTIAL IMPACT OF ALLOCATION ON SIGNIFICANCE**

Name of asset	Description of impact
Black and White	Development which entailed demolition of the asset would result in a total loss of significance. Retention of the asset and development on the remainder of the site would remove a large proportion of its agricultural setting with a consequent loss of significance.

**MAXIMISING ENHANCEMENT AND MITIGATING HARM**

Maximising Enhancement
No opportunities for enhancing the significance of the non-designated asset 85 Albutts Road (Black and White) have been identified.
Mitigating Harm
Employment of a buffer to the south and east of the non-designated 85 Albutts Road and screening in the form of planting would go some way to mitigating impact on the asset. Siting of vehicular access to the site to the east of 85 Albutts Road would reduce impact from traffic

movement on the asset and on properties to the west of it on Albutts Road. If this access were along the track approximately 40m east of the asset screening would be required along the west side of the road in proximity to the asset in order to reduce impact from traffic movement.

### **CONCLUSIONS AND RECOMMENDATIONS**

Development on the site has the potential for impact on 85 Albutts Road and other non-designated assets on the south side of Albutts Road. It is recommended a buffer is introduced to the south and east sides of 85 Albutts Road, that screening is employed between any development and the assets, and that vehicular access is routed to the east of 85 Albutts Road and screened to avoid impact from traffic movement.

SITE NAME: Land South of A5

SITE TYPE: ELAA 2018 Not Available Site

PLANNING REF: NE10

**IDENTIFICATION OF HERITAGE ASSETS**

Type of Asset	Name and Designation of Asset
Listed Building	
Scheduled Monument	
Conservation Area	
Non-designated	Colliery building

**SIGNIFICANCE AND CONTRIBUTION OF SETTING TO SIGNIFICANCE**

Name of asset	Significance (heritage value) of the asset and setting (the surroundings in which the asset is experienced)	Contribution of the site to the significance of the asset
Colliery building	The asset is on the site of the former Brownhills Colliery’s Cathedral Pit. The one remaining colliery building is L-shaped, rendered and with tall, round- arched windows. The building is shown on the 1884 Ordnance Survey map surrounded by other buildings and with two railway lines running into it from the south, one of which emerges on the north side of the building. The asset has historic interest as the former pit’s last surviving colliery building. Its setting is now agricultural.	The asset is wholly contained within the site. All other former colliery buildings have been cleared from the site which consequently makes a diminished contribution to significance.

**POTENTIAL IMPACT OF ALLOCATION ON SIGNIFICANCE**

Name of asset	Description of impact
Colliery building	Development on the site that included demolition of the asset would result in a total loss of significance. Retention of the asset and development of the rest of the site would result in only a minor loss of significance due to the previous removal of all other colliery buildings and infrastructure.

**MAXIMISING ENHANCEMENT AND MITIGATING HARM**

Maximising Enhancement
The remaining colliery building on the site dates to at least 1884 and is of historic interest for its part in the area’s coal mining past. Restoration and reuse of the asset would have public benefit in the preservation and future use of a building of local significance.

The site is well connected to the A5, the former Roman Watling Street. It's location to the south of this road, east of the Cannock Extension Canal, west of the former South Staffordshire Railway and on the site of the former Brownhills Colliery Cathedral Pit suits it very well to serve as a visitor/heritage centre. Access to a network of paths across Wyrley Common and along the canal towing path and the disused railway also make it an excellent potential centre for other leisure activities such as walking and cycling.

**Mitigating Harm**

The former colliery building is located at the northern extent of the site and it will retain an open setting to the north allowing views to it from the A5. No other former colliery buildings exist within the site, but a buffer around the building on its south, east and west sides will allow for greater appreciation of the asset.

**CONCLUSIONS AND RECOMMENDATIONS**

The former colliery building on the site is of considerable local significance and it is strongly recommended that it is retained by any scheme for the site. It is recommended that the building is assessed for its suitability for local listing following guidance contained in Historic England Advice Note 7: Local Heritage Listing (Historic England 2016). The building is very well located to serve as a heritage/visitor/leisure centre. Development on the remainder of the site should maintain a buffer around the existing building on its south, east and west sides will allow for greater appreciation of the asset.

SITE NAME: Former Garage, Bow Street

SITE TYPE: SHLAA 2018 - Green Belt Site

PLANNING REF: R12

**IDENTIFICATION OF HERITAGE ASSETS**

Type of Asset	Name and Designation of Asset
Listed Building	31 & 33 Market Square (NHLE 1060212), grade II
Scheduled Monument	
Conservation Area	Sheep Fair/Bow Street Rugeley Town Centre
Non-designated	Former garage buildings

**SIGNIFICANCE AND CONTRIBUTION OF SETTING TO SIGNIFICANCE**

Name of asset	Significance (heritage value) of the asset and setting (the surroundings in which the asset is experienced)	Contribution of the site to the significance of the asset
Sheep Fair/Bow Street Conservation Area	<p>The Sheep Fair/Bow Street Conservation Area is centred on the junction between Sheepfair, Bow Street and Crossley Stone to the south of the town centre. Rugeley was owned by the earls of Mercia until 1069 when it was forfeited to the crown. It appeared in the Domesday book of 1086 and in 1089 was granted to the Bishop of Lichfield. It stayed with the Bishops of Lichfield until 1546 when it passed to the Paget family.</p> <p>The combination of the natural resources of timber, ironstone, coal and clay in the area and the availability of water power, led to the town becoming an industrial settlement. The settlement was surrounded by three common fields, Upfield being located in the Sheep Fair/Bow Street area. The town was granted a market in 1259 and became famous for its horse fairs in the 18<sup>th</sup> and 19<sup>th</sup> centuries.</p> <p>A number of large houses stood in the countryside surrounding Rugeley including Hagley Hall which is</p>	<p>The site is located within the eastern side of the conservation area on the approach along Taylor's Lane towards the heart of the conservation area. The site's location and the late 19<sup>th</sup> century buildings on it (assessed as positive in the Sheep Fair/Bow Street Conservation Area) contribute to the area's significance.</p>

	<p>thought to have stood on the site of the current Elmore Park, within the conservation area. Sheepfair is an historic route that at one time was lined with timber-framed buildings. The Vine Inn and the former White Lion Inn coaching inns faced each other at the junction of Sheep Fair and Lion Street. Bow Street may also have medieval origins and formed the thoroughfare from the Market Square in the town centre to Sheep Fair. Buildings of the mid to late 19<sup>th</sup> century now predominate with some 20<sup>th</sup> century replacements and infill. A variety of forms is used including detached, semi-detached and terraces. The character of the built part of the conservation area comes from the quite dense arrangement of buildings in local orange/red brick in a variety of styles. The winding, often narrow streets add to the area's character and lead the viewer to stimulating views, especially in the south of the area when approaching Elmore Park.</p>	
<p>Rugeley Town Centre Conservation Area</p>	<p>The Town Centre Conservation Area has twin centres at Market Square and Brook Square and includes Upper and Lower Brook Streets and spurs along Market Street, Anson Street, Bow Street, Albion Street and Brewery Street.</p> <p>The town was on a coaching route to London, Liverpool and Chester bringing inns and prosperity to the town. The Trent and Mersey Canal was built to the east of the town in 1777 bringing increased prosperity. This led to new development and redevelopment in the 18<sup>th</sup> and 19<sup>th</sup> centuries. The town had occupied essentially the same layout of streets from the 16<sup>th</sup> to the mid-19<sup>th</sup> centuries but new streets were laid out in the mid-19<sup>th</sup> century. Anson</p>	<p>The conservation area's western boundary extends to within 50m of the site on Bow Street. The non-designated buildings on the site are among the few historic buildings surrounding the conservation area and contribute to its significance.</p>

	<p>Street was laid out in 1878 when the west side of the town centre was developed. The London and North Western Railway was laid out to the east of the town in 1859 connecting Rugeley with Walsall, Wolverhampton and Birmingham. The second half of the 20<sup>th</sup> century saw a great deal of demolition, development and road schemes in Rugeley including the pedestrianisation of much of the conservation area.</p> <p>The conservation area has narrow streets and a close grain, opening out into the more open spaces of Market Square and Brook Square. Building types within the conservation area are diverse. Building heights vary between two and three storeys, the largest concentration of three storey buildings being in Market Square. The dominant materials are brick, stucco or painted render with tiled roofs. The majority of the buildings in the conservation area date to the 19<sup>th</sup> and 20<sup>th</sup> centuries.</p> <p>The conservation area has historic interest as the traditional core of the town including its market place which is assumed to have medieval origins. Its setting is the surrounding, often redeveloped parts of Rugeley which include a number of car parks close to the conservation area's boundaries.</p>	
<p>31 &amp; 33 Market Square</p>	<p>31 &amp; 33 Market Square is a late 18<sup>th</sup> century house with a 17<sup>th</sup> century core. The building is in stucco with stone quoins, sash windows, a parapet and a slate mansard roof with two dormers. The doorcase has Tuscan pilasters and a curved pediment. The shopfront of the former bank is modern.</p>	<p>The site terminates the view west from the asset along Bow Street. The distance of approximately 120m and the 'noise' of the buildings either side of Bow Street render any contribution the site makes to the asset's significance as very low.</p>

	The building has historic interest as one of the older buildings in the town centre. Its setting is the Market Square but extends west along Bow Street to the site.	
Former garage buildings	<p>The two buildings on the site are shown on the 1902 Ordnance Survey map together with a third building of timber construction that has since been removed. The remaining buildings are in the local orange/red brick, the one on the south side of the site being two storeys, the other a single storey. The southern building acquired a single storey extension to its south gable end in the early 20<sup>th</sup> century.</p> <p>The buildings have historic interest demonstrating the late 19<sup>th</sup> century growth of the area.</p>	The buildings are wholly located within the site.

**POTENTIAL IMPACT OF ALLOCATION ON SIGNIFICANCE**

<b>Name of asset</b>	<b>Description of impact</b>
Sheep Fair/Bow Street Conservation Area	The current non-designated buildings on the site are a positive influence on the conservation area and development involving their demolition would have an impact on the area's significance. The current buildings are set back from the street and add interest to the streetscape. Development to the building line would take this interest away and screen the non-designated buildings which would impact on significance albeit to a lesser degree.
Rugeley Town Centre Conservation Area	The current non-designated buildings on the site terminate the view west from the asset and serve to connect it with Cannock's wider area of historic growth. The removal or screening of the buildings would have a slight impact on the asset's significance by taking this view away.
31 & 33 Market Square	The current non-designated buildings on the site terminate the view west from the asset and serve to connect it with Cannock's wider area of historic growth.
Former garage buildings	The buildings are non-designated assets of some significance. Demolition would remove this significance entirely while retention and sensitive development on the part of the site close to the street would result in a low impact on their significance.



### MAXIMISING ENHANCEMENT AND MITIGATING HARM

Maximising Enhancement
Retention of the two non-designated garage buildings on the site would preserve buildings assessed as positive in the Sheep Fair/Bow Street Conservation Area Appraisal. The buildings add character to the conservation area and terminate a significant view out of the Rugeley Town Centre Conservation Area.
Mitigating Harm
Were a scheme for the site to require that the non-designated garage buildings be demolished it is recommended that they are recorded before demolition is carried out. Given the position of the site within the conservation area replacement buildings would have least impact if they were set back from the road in line with Nos. 8-10 Taylor's Lane to the north of the site. Building style should be traditional and in red brick with casement windows and tiled roofs with gablets to correspond to Nos. 28-32 Bow Street and 8-10 Taylor's Lane.

### CONCLUSIONS AND RECOMMENDATIONS

The two former garage buildings on the site are a positive influence on both conservation areas and it is recommended that they are retained in any scheme for the site. It is also recommended that the garage buildings are assessed for their suitability for local listing following guidance contained in Historic England Advice Note 7: Local Heritage Listing (Historic England 2016). Should a scheme require their demolition it is recommended that an historic building recording is carried out. Replacement buildings on the site should be sensitively designed in traditional style and set back from the street in order to minimise harm to the conservation areas and grade II listed 31 & 33 Market Square.

SITE NAME: Main Road, Brereton (between Cedar Tree Hotel and Library)

SITE TYPE: SHLAA 2018 - 6-15 Year Site

PLANNING REF: R23

**IDENTIFICATION OF HERITAGE ASSETS**

Type of Asset	Name and Designation of Asset
Listed Building	Cedar Tree Hotel (NHLE 1295135), grade II Church of St Michael (NHLE 1344621), grade II Brereton House (NHLE 1060211), grade II Forecourt Wall, Piers, Gates and Steps of Brereton House (NHLE 1178266), grade II Brereton Hall (NHLE 1344624), grade II*
Scheduled Monument	
Conservation Area	Main Road Brereton
Non-designated	110 and 112 Main Road 1-8 Church View 1-9 Old School Mews

**SIGNIFICANCE AND CONTRIBUTION OF SETTING TO SIGNIFICANCE**

Name of asset	Significance (heritage value) of the asset and setting (the surroundings in which the asset is experienced)	Contribution of the site to the significance of the asset
Main Road Brereton Conservation Area	<p>The Main Road Brereton Conservation Area covers the stretch of Main Road that forms the historic core of the former village. The settlement is first documented in c. 1228. The first accurate map of the area shows the settlement clustered around Brereton Brook where it crossed Main Road and the settlement continues to be centred on this area today.</p> <p>Brereton benefitted from its location on the coaching route to Lichfield and increased prosperity led to growth in the 18<sup>th</sup> century. Coal mining in the late 18<sup>th</sup> century led to further growth and development along both sides of Main Road in the mid-19<sup>th</sup> century with infill development by the late 19<sup>th</sup> century. The settlement is the location of three large houses, the 17<sup>th</sup> century Brereton Hall and the 18<sup>th</sup> century Brereton House and Cedar Tree Hotel.</p>	The site is located at the heart of the conservation area and is an integral part of it. The listed building and non-designated assets within the site contribute considerably to the area's significance.

	<p>St Michael's Church was opened in 1837 and altered and extended in the late 19<sup>th</sup> century.</p> <p>The 20<sup>th</sup> century saw development on both sides of Main Road and the eventual absorption of the village into Rugeley.</p>	
Cedar Tree Hotel	<p>The Cedar Tree Hotel is a Regency house with probable 18<sup>th</sup> century core. The two-storey, five-bay house is stuccoed, bays one and four contain rounded bays rising to first floor height with wrought iron balconettes above. Windows are timber sashes and the cornice-hooded doorcase in bay three is supported on Tuscan columns. The roof is slate.</p> <p>The house has architectural and historic interest as one of three large houses lining Main Road and dating to the 17<sup>th</sup> and 18<sup>th</sup> centuries. Its setting is the linear Main Road which forms the historic core of the former village and contains a number of designated and non-designated built heritage assets.</p>	<p>The asset is wholly contained within the site and the non-designated assets on it to the north make a considerable contribution to its significance.</p>
Church of St Michael	<p>The Church of St Michael was designed by Staffordshire architect Thomas Trubshaw and opened in 1837. The church is in Early English style and constructed from grey sandstone with slate roofs. The plan is unusual with the transepts towards the west end and aisles to the east. There is a north-west tower and south-west vestry. The church was enlarged in 1878 by Sir George Gilbert Scott and the upper part of the tower and spire were rebuilt in 1887 by his son John Oldrid Scott.</p> <p>The church has historic and architectural interest for its unusual plan, for its display of early and high Victorian church architecture and for its association with the Scotts. It has an open setting on raised ground at the top of Main Road which contains</p>	<p>The site forms part of the setting of the church. The presence of the historic buildings within in the site makes a contribution to the asset's significance.</p>

	a number of designated and non-designated built heritage assets.	
Brereton House	<p>Brereton House is a late 18<sup>th</sup> century house in red brick. The house is three storeys high with five bays. Windows are timber sashes and the central doorcase is pedimented and supported on Tuscan columns.</p> <p>The house has architectural and historic interest as one of three large houses lining Main Road and dating to the 17<sup>th</sup> and 18<sup>th</sup> centuries. Its setting is the linear Main Road which forms the historic core of the former village and contains a number of designated and non-designated built heritage assets.</p>	The site forms part of the asset's setting on Main Road and the presence of the historic buildings within the site makes a contribution to the asset's significance.
Forecourt Wall, Piers, Gates and Steps of Brereton House	<p>The asset takes the form of a low stone wall with rusticated stone piers, curving in towards plain wrought- iron gates approached by stone steps.</p> <p>The asset has historic interest for its association with Brereton House which forms its setting.</p>	The site forms part of the asset's wider setting on Main Road and the presence of the historic buildings within the site makes a contribution to the its significance.
Brereton Hall	<p>Brereton Hall is a large house dating to the 17<sup>th</sup> century but altered in c. 1795 and divided into two dwellings after 1812. Construction is in yellow brick in 11 bays over three storeys. The windows to the street elevation are horned sashes and the roof is slate with five ridge stacks.</p> <p>The house has architectural and historic interest as one of three large houses lining Main Road and dating to the 17<sup>th</sup> and 18<sup>th</sup> centuries. It has aesthetic interest for a rare frieze of mural paintings dating to the late 16<sup>th</sup> century and depicting the Roman Emperors.</p> <p>The house's setting is the linear Main Road which forms the historic core of the former village and contains a number of designated and non-designated built heritage assets.</p>	The site forms part of the asset's setting on Main Road and the presence of the historic buildings within the site makes a contribution to the its significance.

110 and 112 Main Road	110 and 112 Main Road are detached houses dating to the 19 <sup>th</sup> century and facing onto Main Road within the site. Doors and windows have been replaced in both cases. The houses have historical value in demonstrating the 19 <sup>th</sup> century development of the settlement and their setting is the linear Main Road.	The assets are both contained within the site and the designated and non-designated assets on it make a considerable contribution to its significance
1-8 Church View	1-8 Church View is a row of 19 <sup>th</sup> century cottages set back from Main Road and screened from it by 110 Main Road. They have historical value in demonstrating the 19 <sup>th</sup> century development of the settlement and their setting is the linear Main Road.	The asset is surrounded by the site and the designated and non-designated assets on it make a considerable contribution to its significance
1-9 Old School Mews	1-9 Old School Mews is a re-developed former school dating to the 19 <sup>th</sup> century. Construction is in red brick with tiled roofs. The asset has historical value in demonstrating the 19 <sup>th</sup> century development of the settlement and its setting is the linear Main Road.	The site faces the asset on its south side and the designated and non-designated assets on the site make a contribution to the asset's significance.

**POTENTIAL IMPACT OF ALLOCATION ON SIGNIFICANCE**

<b>Name of asset</b>	<b>Description of impact</b>
Main Road Brereton Conservation Area	The only parts of the site not currently occupied by designated or non-designated built heritage assets are the area on which a neutral building stands behind No. 112 Main Road and the frontage to Main Road between No. 110 and 1-9 Old School Mews where a row of three houses previously stood. Sensitive development on these two parts of the site would have a low impact on the significance of the area.
Cedar Tree Hotel	Sensitive development on the two parts of the site not currently occupied by designated or non-designated built heritage assets would have a low impact on the significance of the asset.
Church of St Michael	Sensitive development on the two parts of the site not currently occupied by designated or non-designated built heritage assets would have a negligible impact on the significance of the asset.
Brereton House	Sensitive development on the two parts of the site not currently occupied by designated or non-designated built heritage assets would have a negligible impact on the significance of the asset.
Forecourt Wall, Piers, Gates and Steps of Brereton House	Sensitive development on the two parts of the site not currently occupied by designated or non-designated built heritage assets would have a negligible impact on the significance of the asset.
Brereton Hall	Sensitive development on the two parts of the site not currently occupied by designated or non-designated built heritage assets would have a negligible impact on the significance of the asset.
110 and 112 Main Road	The land between No. 110 and 1-9 Old School Mews previously contained a row of three houses. Sensitive development on this part of

	the site and the area on which a neutral building stands behind No. 112 Main Road would have a low impact on the significance of the assets.
1-8 Church View	The asset faces the part of the site which previously contained a row of three houses. Sensitive development on this part of the site and the area on which a neutral building stands behind No. 112 Main Road would have a low impact on the significance of the asset.
1-9 Old School Mews	The asset faces the part of the site which previously contained a row of three houses. Sensitive development on this part of the site would have a low impact on the significance of the asset.

### MAXIMISING ENHANCEMENT AND MITIGATING HARM

Maximising Enhancement
110 and 112 Main Road are 19 <sup>th</sup> century buildings and make a positive contribution to the conservation area and to the setting of the grade II listed Cedar Tree Hotel despite having undergone modernisation. Restoration and reuse of the buildings would have public benefit and would enhance the conservation area.
Mitigating Harm
Replacement of the modern building to the rear of 112 Main Road with a new structure of two storeys would be acceptable. Design could be either traditional or contemporary as long as the screening by vegetation currently in place to the south of the existing building was preserved. The buildings between 110 Main Road and 1-8 Church View behind it and the former school to the north were demolished in the 20 <sup>th</sup> century. Infill development in this location would be acceptable but would need to be sensitively carried out. The building would probably take the form of a row mirroring 1-8 Church View and leading back from a building fronting onto Main Road. A traditional style in local orange/red brick in Flemish bond would be most suitable for this part of the conservation area with roofs in blue slate or red clay tiles. Either casement or sash windows would be appropriate. The building fronting onto Main Road should be of two stories and should adhere to the building line set by Nos. 110 and 112. Were Nos. 110 and/or 112 not to be retained by a scheme, they should be replaced by buildings of a traditional style and use of materials to the same height and building line as the existing. The buildings should be recorded prior to demolition.

### CONCLUSIONS AND RECOMMENDATIONS

The site is located within the Main Road Brereton Conservation Area. It contains the grade II listed Cedar Tree Hotel and two non-designated built heritage assets of positive impact and is in the setting of other designated and non-designated buildings. There is potential for development to the rear of the site that would have a low impact on these assets. It is recommended that Nos. 110 and 112 are retained as part of any scheme for the site, but that if a scheme includes their demolition and replacement they should be recorded, and their replacement/s should be sensitively designed to minimise impact. There is potential for development on the area currently used as a car park for the hotel, but this too would need to be sensitively carried out in traditional style and materials to minimise impact.
--

SITE NAME: Nursery Fields, St Michaels Road

SITE TYPE: SHLAA 2018 - Green Belt Site

PLANNING REF: R25

**IDENTIFICATION OF HERITAGE ASSETS**

Type of Asset	Name and Designation of Asset
Listed Building	Church of St Michael (NHLE 1344621), grade II
Scheduled Monument	
Conservation Area	Main Road Brereton
Non-designated	1-9 Old School Mews

**POTENTIAL IMPACT OF ALLOCATION ON SIGNIFICANCE**

Name of asset	Significance (heritage value) of the asset and setting (the surroundings in which the asset is experienced)	Contribution of the site to the significance of the asset
Main Road Brereton Conservation Area	<p>The Main Road Brereton Conservation Area covers the stretch of Main Road that forms the historic core of the former village. The settlement is first documented in c. 1228. The first accurate map of the area shows the settlement clustered around Brereton Brook where it crossed Main Road and the settlement continues to be centred on this area today.</p> <p>Brereton benefitted from its location on the coaching route to Lichfield and increased prosperity led to growth in the 18<sup>th</sup> century. Coal mining in the late 18<sup>th</sup> century led to further growth leading to development along both sides of Main Road in the mid-19<sup>th</sup> century with infill development by the late 19<sup>th</sup> century. The settlement is the location of three large houses, the 17<sup>th</sup> century Brereton Hall and the 18<sup>th</sup> century Brereton House and Cedar Tree Hotel.</p> <p>St Michael's Church was opened in 1837 and altered and extended in the late 19<sup>th</sup> century.</p> <p>The 20<sup>th</sup> century saw development on both sides of Main Road and the</p>	<p>Part of the site extends to Main Road between 1-9 Old School Mews and a plot that formerly contained an inter-war bungalow, No. 86 Main Road. In the 19<sup>th</sup> century the site was Brereton Nursery (arboricultural). In the 1920s it contained a football ground and in the late 20<sup>th</sup> century Nursery Fields Primary School with its grounds and swimming pool. A Library stood on the part of the site within the conservation area and fronting onto Main Road. While the site does not currently contribute to the significance of the conservation area its position on Main Road has the potential for impact.</p>

	eventual absorption of the village into Rugeley.	
Church of St Michael	<p>The Church of St Michael was designed by Staffordshire architect Thomas Trubshaw and opened in 1837. The church is in Early English style and constructed from grey sandstone with slate roofs. The plan is unusual with the transepts towards the west end and aisles to the east. There is a north-west tower and south-west vestry. The church was enlarged in 1878 by Sir George Gilbert Scott and the upper part of the tower and spire were rebuilt in 1887 by his son John Oldrid Scott.</p> <p>The church has historic and architectural interest for its unusual plan, for its display of early and high Victorian church architecture and for its association with the Scotts. It has an open setting on raised ground at the top of Main Road which contains a number of designated and non-designated built heritage assets.</p>	The site forms part of the church's setting on Main Road. It is currently undeveloped and makes a neutral contribution to the asset's significance.
1-9 Old School Mews	1-9 Old School Mews is a re-developed former school dating to the 19 <sup>th</sup> century. Construction is in red brick with tiled roofs. The asset has historical value in demonstrating the 19 <sup>th</sup> century development of the settlement and its setting is the linear Main Road.	The site is adjacent to the asset on Main Road. It is currently undeveloped and makes a neutral contribution to the asset's significance.

**POTENTIAL IMPACT OF ALLOCATION ON SIGNIFICANCE**

<b>Name of asset</b>	<b>Description of impact</b>
Main Road Brereton Conservation Area	The site includes a small section on Main Road within the conservation area. The site was previously developed with a primary school and library. Development on the site and particularly sensitive development to the street frontage will have a low impact on the area.
Church of St Michael	The asset is screened from the majority of the site and development on it will have a negligible impact. Development on the Main Street frontage to the site will be visible from within the church's setting on Main Road, but if sensitively done would have the effect of extending the built street frontage and would have no more than a low impact.
1-9 Old School Mews	The site wraps around the rear of the asset but development on it would not interfere with the asset's relationship with the rest of the settlement's historic buildings. Development on the Main Street frontage to the site would be adjacent to the asset, but if sensitively



	done would have the effect of extending the built street frontage and would have no more than a low impact.
--	---

**MAXIMISING ENHANCEMENT AND MITIGATING HARM**

Maximising Enhancement
No opportunities for enhancement have been identified at this site.
Mitigating Harm
The part of the site that fronts onto Main Road is sensitive and development in this location should be two storeys high, set back from the street and carried out in a traditional style using red brick in Flemish bond and blue slate or red tiled roofs. Either sash or casement windows would be acceptable. The other sensitive location is to the rear of the area currently used for car parking between 1-9 Old School Mews and 1 to 8 Church View. In this location screening by vegetation should be employed to minimise impact to the conservation area. This screening should be maintained to the south along the boundary of the conservation area to the rear of 1 to 8 Church View and the Cedar Hotel. The remainder of the site has less potential for impact and a traditional or contemporary design to two storeys would be acceptable.

**CONCLUSIONS AND RECOMMENDATIONS**

Part of the site fronts onto Main Road and development here should be sensitive to minimise impact on the conservation area. Screening should be employed along the rest of the eastern boundary of the site but development on the rest of the site to two storeys in either traditional or contemporary style would have little impact.
---

SITE NAME: Lakeside smallholding, Hagley Drive

SITE TYPE: SHLAA 2018 - Green Belt Site

PLANNING REF: R30

**IDENTIFICATION OF HERITAGE ASSETS**

Type of Asset	Name and Designation of Asset
Listed Building	Ornamental Bridge over the Rising Brook, c.100m to the south-west of Lakeside (NHLE 1405715), grade II Grotto at Former Hagley Hall (NHLE 1060215), grade II
Scheduled Monument	
Conservation Area	
Non-designated	Former gardens and pleasure grounds of Hagley Hall Former stables to Hagley Hall

**SIGNIFICANCE AND CONTRIBUTION OF SETTING TO SIGNIFICANCE**

Name of asset	Significance (heritage value) of the asset and setting (the surroundings in which the asset is experienced)	Contribution of the site to the significance of the asset
Ornamental Bridge over the Rising Brook, c.100m to the south-west of Lakeside (NHLE 1405715), grade II	<p>Hagley hall was built c. 1636 and remodelled and enlarged in the late 18<sup>th</sup> century when the estate was in the hands of the Curzon family. The house was demolished in two parts in 1932 and the 1980s but its former park survives as Hagley and Elmore Parks.</p> <p>The Rising Brook ran through the park and was bridged in the 1790s by an ornamental bridge. The single span bridge has a low, segmental arch of rusticated voussoirs and stone coping with scroll ornamentation. Surmounting this is a wrought iron balustrade with lattice pattern and a cast-iron handrail. The four circular stone end piers are surmounted by stone vases.</p> <p>The asset has architectural interest as a largely intact 18<sup>th</sup> century ornamental garden feature and historic interest for its association with Hagley Hall. Its setting is the Rising Brook and the former grounds of the hall.</p>	The asset is wholly contained within the site which represents its setting as the former grounds of Hagley Hall.

<p>Grotto at Former Hagley Hall (NHLE 1060215), grade II</p>	<p>The grotto was built in the late 18<sup>th</sup> century and is constructed from the red sandstone bedrock to form a series of interconnected underground chambers. The entrance, now blocked with a steel door, is in a steep bank and leads to a vaulted antechamber which lets onto a rotunda with a colonnade of six Tuscan columns which support a dome. Vaulted passages lead to further chambers.</p> <p>The asset has historic interest as a complete subterranean 18<sup>th</sup> century garden feature for its association with Hagley Hall. Its setting is the former grounds of the hall.</p>	<p>The site is located just to the south of the asset and represents its setting as the former grounds of Hagley Hall.</p>
<p>Hagley Park, the former gardens and pleasure grounds of the former Hagley Hall</p>	<p>The gardens and pleasure grounds of the former Hagley Hall were laid out in the late 18<sup>th</sup> century when the hall was remodelled and enlarged. The park represents the remains of Hagley Hall's landscaped parkland, much of which was lost to housing development in the 20<sup>th</sup> century.</p> <p>The park has historic interest for its association with Hagley Hall and for its remaining features including the grade II listed ornamental bridge and grotto.</p>	<p>The site represents the majority of the remaining pleasure grounds to the west of Western Springs Road.</p>
<p>Former stables to Hagley Hall</p>	<p>The former stables were built in the late 18<sup>th</sup> century to the west of the hall. They were converted to domestic use in the late 20<sup>th</sup> century.</p> <p>They have historic interest for their association with the hall, their setting is the remains of the hall's landscaped park immediately to the south.</p>	<p>The site forms the asset's setting and makes a major contribution to its significance.</p>

**POTENTIAL IMPACT OF ALLOCATION ON SIGNIFICANCE**

Name of asset	Description of impact
<p>Ornamental Bridge over the Rising Brook, c.100m to the south-west of Lakeside (NHLE 1405715), grade II</p>	<p>The site forms the asset's setting and development on part or all of it would have the potential for major impact causing substantial harm to the asset's significance.</p>

Grotto at Former Hagley Hall (NHLE 1060215), grade II	The site forms the asset's setting and development on part or all of it would have the potential for major impact causing substantial harm to the asset's significance.
Hagley Park, the former gardens and pleasure grounds of the former Hagley Hall	The site covers the majority of the asset's area and development on part or all of it would have the potential for major impact causing substantial harm to the asset's significance.
Former stables to Hagley Hall	The site forms the asset's setting and development on part or all of it would have the potential for major impact causing substantial harm to the asset's significance.

### MAXIMISING ENHANCEMENT AND MITIGATING HARM

Maximising Enhancement
The listed ornamental bridge and grotto are located within Historic Urban Character Area (HUCA) 8 (Hagley and Elmore Parks) as defined by the Staffordshire Extensive Urban Survey (2010). Hagley Park is privately owned and has suffered from vandalism in recent years. The Cannock Chase Heritage Trail passes to the south of the site on the south side of Rising Brook. Restoration of the park would increase its significance and would improve the setting of the listed buildings and of the non-designated former stables immediately to the north of the site.
Mitigating Harm
Any development within the site would change the setting of the listed buildings and non-designated former stables resulting in harm to the assets. An application for development on the site should give great weight to the conservation of designated assets and justify the harm caused in line with Paragraphs 193 to 197 of the NPPF. There is a high potential for below ground archaeological deposits to survive within the site and where development may result in a loss of these deposits archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance in line with Paragraph 199 of the NPPF.

### CONCLUSIONS AND RECOMMENDATIONS

The site comprises the greater part of the former gardens and pleasure grounds of the former Hagley Hall. It contains two listed buildings and forms the setting of the non-designated former stables of Hagley Hall. There are opportunities to improve the park and the settings of the assets but any scheme for development within the site would change the setting of these assets with resultant harm that would have to be justified by any application. It is recommended that the Hagley Park and the former stables to Hagley Hall are assessed for their suitability for local listing following guidance contained in Historic England Advice Note 7: Local Heritage Listing (Historic England 2016).
--

SITE NAME: Land at Hagley Park Farm and Jones Lane

SITE TYPE: SHLAA 2018 - Green Belt Site

PLANNING REF: R38

**IDENTIFICATION OF HERITAGE ASSETS**

Type of Asset	Name and Designation of Asset
Listed Building	
Scheduled Monument	
Conservation Area	
Non-designated	Slitting Mill Pumping Station Hagley Farm The Horns Inn Slitting Mill and Mill Pond

**SIGNIFICANCE AND CONTRIBUTION OF SETTING TO SIGNIFICANCE**

Name of asset	Significance (heritage value) of the asset and setting (the surroundings in which the asset is experienced)	Contribution of the site to the significance of the asset
Slitting Mill Pumping Station	<p>Slitting Mill Pumping Station was opened in 1933 for the South Staffordshire Waterworks Company. The name Slitting Mill refers to a former mill for the slitting of iron bars into rods that used to occupy the site. The remains of which were removed to make way for the pumping station. The mill pond was also drained at the time.</p> <p>The pumping station is a brick building with artificial red stone dressings and moulded brickwork to the openings. It is lit by tall, round-headed windows with small round windows above to the west façade and north and south returns. Stone steps at the centre of the façade lead to a double entrance surmounted by a shorter round-headed window. The legend SLITTING MILL and date appear above the entrance with the company name in terracotta on the parapet.</p> <p>The main room is the engine house which retains the original electric pumps while to the rear are a transformer house, workshop and</p>	<p>The asset is located in the eastern corner of the site. The site accounts for approximately 25% of the agricultural land that forms the asset's setting and as it is unchanged makes a contribution to significance.</p>

	<p>office. To the west of the building are two joining cottages built for staff.</p> <p>The asset has historic interest as an example of a 1930s pumping station that has retained its machinery, architectural interest for its bold design and use of artificial stone and archaeological interest for the survival of its machinery. Its setting is its agricultural context which has not changed since the building opened.</p>	
Hagley Farm	<p>Hagley Farm consists of a farmhouse of possible 17<sup>th</sup> century origin, formerly red brick but since pebbledashed. The farm has a number of outbuildings in red brick, the majority probably dating to the 19<sup>th</sup> century. The farm has historic interest for its farmhouse which is one of the older examples in the area. Its setting is the surrounding agricultural land.</p>	<p>The site is located opposite the asset on the west side of Jones Lane. It represents part of the asset's agricultural setting and contributes to the asset's significance.</p>
The Horns Inn	<p>The Horns Inn is a 19<sup>th</sup> century building, rendered and with a tiled roof. The central window to the first floor has a semi-circular header. The building is shown on the 1883 Ordnance Survey map and has historic interest as a 19<sup>th</sup> century public house still in operation.</p>	<p>The asset's setting is Slitting Mill Road which has a suburban feel at this point as a result of post-war development. The site extends to the north-east of the asset and provides an open rural setting to that side.</p>
Slitting Mill and Mill Pond	<p>The Staffordshire HER records (PRN Number 04985 - MST4566) the site of the slitting mill in the eastern corner of the site to the south-west of the pumping station. Slitting mills cut iron bars into rods and Rugeley's slitting mill was built c.1625, the first in the Midlands. The mill was demolished to make way for the pumping station and the remains now comprise a dry pond retained by earthwork banks, with a brick and stone dam at its east end. The remains have historic interest as the remains of a once unique type of mill in the area. The asset's setting is the Rising Brook which once fed the pond and powered the mill.</p>	<p>Rising Brook runs through the centre of the site. The brook was an integral part of the asset's infrastructure and continues to contribute to its significance. .</p>

**POTENTIAL IMPACT OF ALLOCATION ON SIGNIFICANCE**

Name of asset	Description of impact
Slitting Mill Pumping Station	Development on the site that includes demolition of the pumping station would result in a total loss of significance. Retention of the asset with development of the rest of the site would also have an impact but the asset would remain recognisable for its function.
Hagley Farm	Development on the site would remove a proportion of the farm's agricultural setting resulting in a lowering of significance.
The Horns Inn	Development on the site would further sub-urbanise the asset's setting resulting in a lowering of significance.
Slitting Mill and Mill Pond	The asset is located within the site and development on it would result in a total loss of significance. Development on the rest of the site retaining the asset would preserve its relationship with Rising Brook but would decrease its significance by changing its setting.

**MAXIMISING ENHANCEMENT AND MITIGATING HARM**

Maximising Enhancement
The pumping station is a working piece of infrastructure and it is assumed it will be retained as part of any future scheme for the site. Interpretation of the site including the former slitting mill, the remains of the mill and mill pond and the current pumping station would better reveal the assets' significance.
Mitigating Harm
If the screening in place around the pumping station and its associated cottages and around the remains of the slitting mill and mill pond were retained, impact from development would be mitigated to an extent. Retention/strengthening of the screening to the north-east of the Horns Inn would also have this effect. Screening by planting along the south side of Jones Lane would mitigate impact on Hagley Farm.

**CONCLUSIONS AND RECOMMENDATIONS**

<p>The site has the potential for impact on a number of non-designated assets either by physical impact or by impact as a result of changes to setting. It is assumed that as a working piece of infrastructure the pumping station will not be demolished as part of any scheme for the site. The remains of the slitting mill and mill pond are of local and regional significance and it is recommended that they are retained. Interpretation of these assets would better reveal their significance and the retention/strengthening of screening around these assets and at Hagley Farm and the Horns Inn would mitigate impact from development within the site. It is also recommended that Slitting Mill Pumping Station is assessed for its suitability for local listing following guidance contained in Historic England Advice Note 7: Local Heritage Listing (Historic England 2016).</p>
--

SITE NAME: The Britannia Public House, 1 Brereton Road

SITE TYPE: SHLAA 2018 - Green Belt Site

PLANNING REF: R76

**IDENTIFICATION OF HERITAGE ASSETS**

Type of Asset	Name and Designation of Asset
Listed Building	
Scheduled Monument	
Conservation Area	Talbot St. - Lichfield St
Non-designated	Former Britannia Inn public house

**SIGNIFICANCE AND CONTRIBUTION OF SETTING TO SIGNIFICANCE**

Name of asset	Significance (heritage value) of the asset and setting (the surroundings in which the asset is experienced)	Contribution of the site to the significance of the asset
Talbot St. - Lichfield St Conservation Area	<p>The Talbot St. - Lichfield St Conservation Area covers an area of mainly residential streets to the south of Rugeley town centre.</p> <p>Rugeley was owned by the earls of Mercia until 1069 when it was forfeited to the crown. It appeared in the Domesday book of 1086 and in 1089 was granted to the Bishop of Lichfield. It stayed with the Bishops of Lichfield until 1546 when it passed to the Paget family.</p> <p>The combination of the natural resources of timber, ironstone, coal and clay in the area and the availability of water power led to the town becoming an industrial settlement. The town was granted a market in 1259 and became famous for its horse fairs in the 18<sup>th</sup> and 19<sup>th</sup> centuries. The conservation area was developed in the 19<sup>th</sup> century, houses were built together with schools and a Catholic church. The street pattern was largely in place by 1840. A branch of the London and North Western Railway was constructed to the south of the conservation area in 1859. The area to the north-west of Talbot Street had been developed by 1884 but the area to the south-east</p>	<p>The Britannia Inn and the entire area of the site was added to the conservation area in 2010 following threat of demolition. The extension to the conservation area was to the south of the railway bridges over Brereton Road. The site is only visible from a small part of the conservation area but forms a landmark when entering and leaving it and so contributes to its significance.</p>



	<p>remained undeveloped and became the site of allotments. Part of the area north of Arch Street became the site of the Keystone Clothing Works. Infill development eventually covered the allotments between the wars and the clothing works were developed in the 1990s.</p> <p>The conservation area is characterised by terraces of houses with occasional 'landmark' detached buildings. Buildings are predominantly of red brick and 2 to 2 ½ storeys high.</p> <p>The conservation area has historic interest for its part in the later development of Rugeley.</p>	
Former Britannia Inn public house	<p>The Britannia Inn was built in 1937 on the site of a previous inn and is recognised by the Talbot St. - Lichfield St Conservation Area Appraisal and Management Plan as making a positive contribution. The building is in red brick with concrete or stone details and quoins. The windows are metal casements and the hipped roof is tiled and has tall brick end stacks. The inn has historic value for its part in Rugeley's 20<sup>th</sup> century development and architectural interest as a good example of a 20<sup>th</sup> century roadhouse pub. The asset's setting is the junction of Brereton Road and Armitage Road which contains a number of late 19<sup>th</sup> and early 20<sup>th</sup> century buildings.</p>	<p>The asset is wholly contained within the site. The southern part of the site is currently a car park and has a neutral contribution to the significance of the asset.</p>

**POTENTIAL IMPACT OF ALLOCATION ON SIGNIFICANCE**

<b>Name of asset</b>	<b>Description of impact</b>
Talbot St. - Lichfield St Conservation Area	Development on the site that included demolition of the former Britannia Inn would remove a landmark building from a gateway to the conservation area. Impact would be low but there would be a decrease in significance. Development to a suitable height and massing on the south end of the site and retaining the former inn would have a very low impact.
Former Britannia Inn public house	Development on the site that included demolition of the former Britannia Inn would result in a total loss of significance. Development to

	a suitable height and massing on the south end of the site and retaining the former inn would have a low impact on the asset.
--	---

**MAXIMISING ENHANCEMENT AND MITIGATING HARM**

Maximising Enhancement
The veterinary practice currently using the former Britannia Inn has retained the pub signs which is encouraged. Windows to the first floor at the front and sides of the building have been replaced by uPVC units and their replacement with traditional windows would enhance significance.
Mitigating Harm
Development to the rear of the site could follow the building line of the existing former public house. Such development would be required to adhere to well established good urban design principles in line with the guidance set out in the Talbot St. - Lichfield St Conservation Area Management Plan. The building would need to be of two storeys, in brick with tiled roofs to match the former Britannia Inn. The lines of the former pub's windowsills, lintels and eaves should be carried through to any new building/s to lead the eye towards the conservation area. The retention of the former Britannia Inn as a building making a positive contribution to the conservation area is encouraged. Should a scheme involve the demolition of the former public house its replacement will be required to adhere to well established good urban design principles. It should be of high quality, two storeys in red brick with tiled roofs. A recording of the former Britannia Inn would be required in line with Paragraph 199 of the NPPF prior to demolition.

**CONCLUSIONS AND RECOMMENDATIONS**

The site is in a sensitive location at the gateway to the Talbot St. - Lichfield St Conservation Area and contains a building recognised by the Conservation Area Appraisal and Management Plan as making a positive contribution. Retention of this building will be encouraged as will its enhancement with replacement of the current uPVC windows. Development within the site will be required to conform to the guidelines set out in the Talbot St. - Lichfield St Conservation Area Management Plan.
--

SITE NAME: Former Dental Surgery, 43 Market Street

SITE TYPE: SHLAA 2018 - Green Belt Site

PLANNING REF: R80

**IDENTIFICATION OF HERITAGE ASSETS**

Type of Asset	Name and Designation of Asset
Listed Building	32 and 34 Market Street (NHLE 1060213), grade II
Scheduled Monument	
Conservation Area	
Non-designated	43 Market Street 36 and 38 Market Street

**SIGNIFICANCE AND CONTRIBUTION OF SETTING TO SIGNIFICANCE**

Name of asset	Significance (heritage value) of the asset and setting (the surroundings in which the asset is experienced)	Contribution of the site to the significance of the asset
32 and 34 Market Street	<p>32 and 34 Market Street are two timber-framed cottages in a single range dating to the 16<sup>th</sup> or 17<sup>th</sup> centuries. 32 is painted roughcast and 34 is plastered with exposed timbers. The casement windows to the first floor are 19<sup>th</sup> century while all other windows including the curved bay to No. 34, and the door to No. 34 are modern.</p> <p>The asset has historic interest as one of the older buildings in the area. The setting is Market Street which at this point has some 19<sup>th</sup> century buildings.</p>	<p>The site includes an early 20<sup>th</sup> century building, but has a neutral influence on the asset's significance.</p>
43 Market Street	<p>43 Market Street is an early 20<sup>th</sup> century building of red brick with sash windows, a slate roof above a decorative egg and dart/dentil cornice and terracotta ridge tiles. Stone or concrete quoins, the ground floor front incorporates decorative pilasters and may once have been a shopfront.</p> <p>The asset has some historic interest. Its setting is Market Street which at this point has some historic buildings.</p>	<p>The asset is wholly contained within the site, but the asset's significance is intrinsic and the site makes little contribution.</p>
36 and 38 Market Street	<p>36 and 38 Market Street are a 19<sup>th</sup> century detached house now divided in two. Construction is in red brick</p>	<p>The asset is located opposite the site which forms part of its</p>

	<p>with a tiled roof. The windows, pedimented porch and door are modern but the doorcase and over light appear to be original. The house has historic significance as one of few buildings dating to before the 20<sup>th</sup> century in the immediate area along with the listed 32 and 34 Market Street and the former vicarage of St Augustine's Church, the latter having been much altered and losing the majority of its original setting.</p>	<p>setting and contributes to its significance.</p>
--	--	---

**POTENTIAL IMPACT OF ALLOCATION ON SIGNIFICANCE**

Name of asset	Description of impact
32 and 34 Market Street	If development on the site necessitated demolition of 43 Market Street redevelopment of the resultant site would have to be sensitive to avoid harm to the asset. If this were the case the impact would not be greater than low.
43 Market Street	Development on the site necessitating demolition of 43 Market Street would result in a total loss of significance. Development on the rear part of the site would have a negligible impact on the asset's significance.

**MAXIMISING ENHANCEMENT AND MITIGATING HARM**

Maximising Enhancement
The retention and renovation of 43 Market Street would have public benefit in the preservation of a building of historic interest.
Mitigating Harm
43 Market Street is prominent in the view travelling east along Market Street. Any scheme replacing 43 Market Street would need to display high quality design and use of materials to minimise impact on the designated and non-designated buildings within the setting. The setting lends itself to traditional rather than contemporary design.

**CONCLUSIONS AND RECOMMENDATIONS**

43 Market Street is an unusual building which adds character to the street scene to the junction of Market Street and Bryans Lane. It is recommended that retention and restoration of the asset is explored as part of any scheme before the option of replacement is considered.
--

SITE NAME: Land between the Rising Brook and Hednesford Road

SITE TYPE: SHLAA 2018 - Green Belt Site

PLANNING REF: R112

### IDENTIFICATION OF HERITAGE ASSETS

Type of Asset	Name and Designation of Asset
Listed Building	
Scheduled Monument	
Conservation Area	
Non-designated	Upper Birches Farm

### SIGNIFICANCE AND CONTRIBUTION OF SETTING TO SIGNIFICANCE

Name of asset	Significance (heritage value) of the asset and setting (the surroundings in which the asset is experienced)	Contribution of the site to the significance of the asset
Upper Birches Farm	<p>The farmhouse and at least one agricultural building survive and are shown on the 1884 Ordnance Survey map. The farmhouse is five bays and two storeys in painted brick with slate roof and tall, clustered chimney stacks. The windows are modern replacements.</p> <p>The asset has historic interest as a 19<sup>th</sup> century farmstead. Its setting is the remains of its agricultural context, approximately half having been taken away by the post-war expansion of Rugeley which terminates immediately to the north-east.</p>	The asset is wholly within the site and the remainder of the site represents the remains of the asset's agricultural setting and makes an important contribution to its significance.

### POTENTIAL IMPACT OF ALLOCATION ON SIGNIFICANCE

Name of asset	Description of impact
Upper Birches Farm	Development on the site that included demolition of the asset would result in a complete loss of significance. Development on the remainder of the site that retained the asset would represent a loss of the asset's agricultural setting and would represent a major impact resulting in a severe loss of significance.

### MAXIMISING ENHANCEMENT AND MITIGATING HARM

Maximising Enhancement
Retention and restoration of the farmhouse and agricultural buildings at Upper Birches Farm would have public benefit in preserving buildings of historic interest. The site has previously been

recommended for use as a country park and the asset would be well placed to serve as a visitor centre.

Mitigating Harm

The site has previously been recommended for use as a country park with a reduced area of 6ha (of 35 in total) being developed. Reduction of the developed area, distancing it and/or screening it from the asset would reduce harm to the asset and preserve its significance.

**CONCLUSIONS AND RECOMMENDATIONS**

Upper Birches Farm contains a 19<sup>th</sup> century farmhouse and at least one historic farm building. It is recommended that the retention and restoration of the historic buildings is considered as part of any scheme for the site. If the buildings are retained, it is recommended that development is distanced and/or screened from them to minimise harm. Should a scheme require the demolition of the buildings a programme of historic building recording should be carried out prior to demolition in accordance with Paragraph 199 of the NPPF.

SITE NAME: Garage Court, St Michaels Drive

SITE TYPE: SHLAA 2018 - 6-15 Year Site

PLANNING REF: R114

**IDENTIFICATION OF HERITAGE ASSETS**

Type of Asset	Name and Designation of Asset
Listed Building	Church of St Michael (NHLE 1344621), grade II
Scheduled Monument	
Conservation Area	Main Road Brereton
Non-designated	

**SIGNIFICANCE AND CONTRIBUTION OF SETTING TO SIGNIFICANCE**

Name of asset	Significance (heritage value) of the asset and setting (the surroundings in which the asset is experienced)	Contribution of the site to the significance of the asset
Main Road Brereton Conservation Area	<p>The Main Road Brereton Conservation Area covers the stretch of Main Road that forms the historic core of the former village. The settlement is first documented in c. 1228. The first accurate map of the area shows the settlement clustered around Brereton Brook where it crossed Main Road and the settlement continues to be centred on this area today.</p> <p>Brereton benefitted from its location on the coaching route to Lichfield and increased prosperity led to growth in the 18<sup>th</sup> century. Coal mining in the late 18<sup>th</sup> century led to further growth leading to development along both sides of Main Road in the mid-19<sup>th</sup> century with infill development by the late 19<sup>th</sup> century. The settlement is the location of three large houses, the 17<sup>th</sup> century Brereton Hall and the 18<sup>th</sup> century Brereton House and Cedar Tree Hotel.</p> <p>St Michael's Church was opened in 1837 and altered and extended in the late 19<sup>th</sup> century.</p> <p>The 20<sup>th</sup> century saw development on both sides of Main Road and the</p>	<p>The site is located to the north of a parade of shops on St Michael's Drive which faces the northern boundary of the conservation area which at this point is the graveyard of St Michael's Church. The site has an entrance on St Michael's Drive along which the main body of the site is visible approximately 40m to the north. The site is almost entirely screened from the conservation area and plays no role in its significance.</p>

	eventual absorption of the village into Rugeley.	
Church of St Michael	<p>The Church of St Michael was designed by Staffordshire architect Thomas Trubshaw and opened in 1837. The church is in Early English style and constructed from grey sandstone with slate roofs. The plan is unusual with the transepts towards the west end and aisles to the east. There is a north-west tower and south-west vestry. The church was enlarged in 1878 by Sir George Gilbert Scott and the upper part of the tower and spire were rebuilt in 1887 by his son John Oldrid Scott.</p> <p>The church has historic and architectural interest for its unusual plan, for its display of early and high Victorian church architecture and for its association with the Scotts. It has an open setting on raised ground at the top of Main Road which contains a number of designated and non-designated built heritage assets.</p>	The site is located to the north of a parade of shops on St Michael's Drive which faces the northern boundary of the church's graveyard. The main body of the site is approximately 130m north of the church and screened from it by mixed deciduous and coniferous trees and has no part in the asset's significance.

#### POTENTIAL IMPACT OF ALLOCATION ON SIGNIFICANCE

Name of asset	Description of impact
Main Road Brereton Conservation Area	Development on the site at the same height as the parade of shops on St Michael's Drive (three storeys) or lower will not be visible from within the conservation area. Development on the site may be visible in glimpsed views when approaching the conservation area from the north along Main Road but will constitute a negligible change to the area's setting and will have no impact on its significance.
Church of St Michael	Development on the site at the same height as the parade of shops on St Michael's Drive (three storeys) or lower will not be visible from the church or churchyard. Glimpsed views may be possible from locations within the asset's setting on Main Road but will be viewed in the context of the surrounding built environment and will not have an effect on significance.



**MAXIMISING ENHANCEMENT AND MITIGATING HARM**

Maximising Enhancement
No opportunities for enhancement have been identified for the site.
Mitigating Harm
The site is set back from Main Road and is sufficiently distant from the Church of St Michael that development to a height of three storeys in either traditional or contemporary style would be acceptable.

**CONCLUSIONS AND RECOMMENDATIONS**

The site is not located in a sensitive position and development on it in a traditional or contemporary style would have no impact on the significance of the conservation area or the grade II listed Church of St Michael.
---

SITE NAME: 38 Market Street

SITE TYPE: SHLAA 2018 - 0-5 Year Site

PLANNING REF: R133

**IDENTIFICATION OF HERITAGE ASSETS**

Type of Asset	Name and Designation of Asset
Listed Building	32 and 34 Market Street (NHLE 1060213), grade II
Scheduled Monument	
Conservation Area	
Non-designated	36 and 38 Market Street

**SIGNIFICANCE AND CONTRIBUTION OF SETTING TO SIGNIFICANCE**

Name of asset	Significance (heritage value) of the asset and setting (the surroundings in which the asset is experienced)	Contribution of the site to the significance of the asset
32 and 34 Market Street	<p>32 and 34 Market Street are two timber framed cottages in a single range dating to the 16<sup>th</sup> or 17<sup>th</sup> centuries. 32 is painted roughcast and 34 is plastered with exposed timbers. The casement windows to the first floor are 19<sup>th</sup> century while all other windows including the curved bay to No. 34, and the door to No. 34 are modern.</p> <p>The asset has historic interest as one of the older buildings in the area. The setting is Market Street which at this point has some 19<sup>th</sup> century buildings.</p>	The site is in close proximity to the asset and the non-designated 36 and 38 Market Street on it contributes to its significance. The rear of the site has been developed with modern buildings and makes no contribution.
36 and 38 Market Street	<p>36 and 38 Market Street are a 19<sup>th</sup> century detached house now divided in two. Construction is in red brick with a tiled roof. The windows, pedimented porch and door are modern but the doorcase and over light appear to be original. The house has historic significance as one of few buildings dating to before the 20<sup>th</sup> century in the immediate area along with the listed 32 and 34 Market Street and the former vicarage of St Augustine's Church, the latter having been much altered and losing the majority of its original setting.</p>	The asset is wholly contained within the site. The rear of the site has been developed with modern buildings and makes no contribution to the asset's significance.

**POTENTIAL IMPACT OF ALLOCATION ON SIGNIFICANCE**

Name of asset	Description of impact
32 and 34 Market Street	Development to the rear of the site in the form of conversion of the existing outbuildings or their replacement with buildings or similar height and massing would have a low impact on the asset.
36 and 38 Market Street	Development to the rear of the site in the form of conversion of the existing outbuildings or their replacement with buildings or similar height and massing would have a low impact on the asset.

**MAXIMISING ENHANCEMENT AND MITIGATING HARM**

Maximising Enhancement
No opportunities for enhancement have been identified.
Mitigating Harm
Harm to the listed 32 and 34 Market Street and the non-designated 36 and 38 Market Street would be minimised by the replacement of the outbuildings to the rear of the site with buildings of corresponding height and massing.

**CONCLUSIONS AND RECOMMENDATIONS**

38 Market Street is within the site while 36 is not. The properties were originally one dwelling so demolition of No. 38 is not an option. It is recommended that any scheme that requires the replacement of the outbuildings to the rear should include buildings of corresponding height and massing to the existing. It is recommended that the significance of the outbuildings is assessed and that they are subject to an historic building recording in accordance with paragraph 199 of the NPPF should they be found to be of sufficient significance. It is recommended that 36 and 38 Market Street are assessed for its suitability for local listing following guidance contained in Historic England Advice Note 7: Local Heritage Listing (Historic England 2016).

SITE NAME: Hagley Farm, Jones Lane, Slitting Mill

SITE TYPE: SHLAA 2018 - 0-5 Year Site

PLANNING REF: R134

**IDENTIFICATION OF HERITAGE ASSETS**

Type of Asset	Name and Designation of Asset
Listed Building	
Scheduled Monument	
Conservation Area	
Non-designated	Hagley Farm including 18 <sup>th</sup> century barn

**SIGNIFICANCE AND CONTRIBUTION OF SETTING TO SIGNIFICANCE**

Name of asset	Significance (heritage value) of the asset and setting (the surroundings in which the asset is experienced)	Contribution of the site to the significance of the asset
Hagley Farm	Hagley Farm consists of a farmhouse of possible 17 <sup>th</sup> century origin, formerly red brick but since pebbledashed. The farm has a number of outbuildings in red brick, the majority probably dating to the 19 <sup>th</sup> century but with a barn of the 18 <sup>th</sup> century. The farm has historic interest for its farmhouse which is one of the older examples in the area. Its setting is the surrounding agricultural land.	The asset is located wholly within the site which contributes to its significance.

**POTENTIAL IMPACT OF ALLOCATION ON SIGNIFICANCE**

Name of asset	Description of impact
Hagley Farm	Development that included demolition of the farmhouse and farm buildings would result in a total loss of significance. Development at the north-west end of the site would further sub-urbanise the asset's setting with some loss of significance.

**MAXIMISING ENHANCEMENT AND MITIGATING HARM**

Maximising Enhancement
At least one of the barns at Hagley Farm has been converted to residential use. Further renovations of the outbuildings and farmhouse would have public benefit in the preservation and reuse of buildings of historic interest and local significance.
Mitigating Harm
Development on the north-west end of the site, if the farm buildings are retained, or on the whole site if not, should be restricted to detached or semi-detached-two storey buildings, set back from Jones Lane. If the farm buildings are retained screening in the form of planting should be applied

between them and the new development. If the farm buildings are to be demolished, they should be recorded in line with Paragraph 199 of the NPPF.

### **CONCLUSIONS AND RECOMMENDATIONS**

The site contains a farmhouse and farm buildings dating to the 18<sup>th</sup> century or earlier. The buildings are of local significance and it is recommended they be retained by any scheme for the site. It is recommended that the farmhouse is assessed for its suitability for local listing following guidance contained in Historic England Advice Note 7: Local Heritage Listing (Historic England 2016). Development in the site should be small-scale and should consist of detached or semi-detached two storey buildings set back from Jones Lane. Screening should be employed if the farm buildings are retained and recording will be required if not.

SITE NAME: Heron Court, Heron Street

SITE TYPE: SHLAA 2018 - 6-15 Year Site

PLANNING REF: R139

**IDENTIFICATION OF HERITAGE ASSETS**

Type of Asset	Name and Designation of Asset
Listed Building	Roman Catholic Church of St Joseph and St Etheldreda (NHLE 1248261), grade II
Scheduled Monument	
Conservation Area	Talbot St. - Lichfield St.
Non-designated	Heron Court

**SIGNIFICANCE AND CONTRIBUTION OF SETTING TO SIGNIFICANCE**

Name of asset	Significance (heritage value) of the asset and setting (the surroundings in which the asset is experienced)	Contribution of the site to the significance of the asset
Talbot St. - Lichfield St. Conservation Area	<p>The Talbot St. - Lichfield St Conservation Area covers an area of mainly residential streets to the south of Rugeley town centre.</p> <p>Rugeley was owned by the earls of Mercia until 1069 when it was forfeited to the crown. It appeared in the Domesday book of 1086 and in 1089 was granted to the Bishop of Lichfield. It stayed with the Bishops of Lichfield until 1546 when it passed to the Paget family.</p> <p>The combination of the natural resources of timber, ironstone, coal and clay in the area and the availability of water power, led to the town becoming an industrial settlement. The town was granted a market in 1259 and became famous for its horse fairs in the 18<sup>th</sup> and 19<sup>th</sup> centuries. The conservation area was developed in the 19<sup>th</sup> century, houses were built in the conservation area together with schools and a Roman Catholic church, the Church of St Joseph and St Etheldreda. The street pattern was largely in place by 1840. A railway was constructed to the south on the conservation area in 1859. The area to the north-west of</p>	<p>The site is located within the conservation area and, together with the Roman Catholic Church of St Joseph and St Etheldreda which it faces and with which it is historically associated, makes a major contribution to the area's significance.</p>

	<p>Talbot Street had been developed by 1884 but the area to the south-east remained undeveloped and became the site of allotments. Part of the area north of Arch Street became the site of the Keystone Clothing Works. Infill development covered the allotments between the wars and the clothing works were developed in the 1990s.</p> <p>The conservation area is characterised by terraces of houses with occasional 'landmark' detached buildings. Buildings are predominantly on red brick and 2 to 2 ½ storeys high.</p> <p>The conservation area has historic interest for its part in the later development of Rugeley.</p>	
<p>Roman Catholic Church of St Joseph and St Etheldreda</p>	<p>The church was built in 1849-50 to a design by the Roman Catholic architect Charles Hansom. Construction is in sandstone ashlar in the Decorated style with tiled roofs. The plan is of aisled nave and chancel with a Lady chapel to the north and vestry to the south. Porches to the north and south of the nave, tall west tower with spire.</p> <p>The asset has historic and architectural value as a large church in the Gothic revival style by a prominent Roman Catholic architect. Its setting is the junction of Albion Street/Heron Street and Lichfield Street/Forge Road inside the Talbot St. - Lichfield St. Conservation Area which contains a mix of 19<sup>th</sup> and 20<sup>th</sup> century buildings.</p>	<p>The site faces the church on its north side. Heron Court is contemporary with the church, was historically associated with it and makes a major contribution to its significance.</p>
<p>Heron Court</p>	<p>Heron's Court is a large two-storey house built in 1850 of red brick with ashlar dressings and quoins. It was built as the residence of Joseph Robert Whitgreave, one of the founders of the nearby Roman Catholic Church of St Joseph and St Etheldreda. In 1874 the western part of the house was demolished to</p>	<p>The asset is wholly contained within the site boundary and the site encloses it on its south and east sides. The land within the site to the south was part of the asset's garden but is now car parking for the Rugeley Snooker Club. Whilst this diminishes the</p>

	<p>make way for the Heron Court Congregational Church, itself demolished in the 1970s. An order of nuns moved to the remaining part of the house in 1904 and for the past 40 years it has been home to the Rugeley Snooker Club.</p> <p>Gabled porch to the three bay south elevation. Oriel window to the first floor in bay one, full height canted bay window to bay two. Full height canted bay window to the east elevation. The roofs are tiled and have some decorative ridge tiles remaining.</p> <p>The house was historically associated with the Roman Catholic Church of St Joseph and St Etheldreda which it faces on the south side of Heron Street.</p>	<p>contribution that it makes, it remains part of the asset's original grounds and contributes to its significance.</p>
--	--	---

**POTENTIAL IMPACT OF ALLOCATION ON SIGNIFICANCE**

Name of asset	Description of impact
Talbot St. – Lichfield St. Conservation Area	Development that included demolition of Heron Court would remove an important non-designated asset from the conservation area to the detriment of the conservation area while introducing a further modern element into a corner of the conservation area that contains relatively few historic buildings. Development on the land to the south of the site would effectively cut Herons Court off from the conservation area and introduce a further modern element resulting in a diminution of its significance.
Roman Catholic Church of St Joseph and St Etheldreda	Development that included demolition of Heron Court or on the land to the south of the site would sever the relationship of the asset from Heron Court with which it has an historic connection resulting in a diminution of its significance.
Heron Court	Development that included demolition of Heron Court would result in total loss of significance. Development on the land to the south of the site would sever the relationship of the asset from the Church of St Joseph and St Etheldreda, severely diminishing its significance.

**MAXIMISING ENHANCEMENT AND MITIGATING HARM**

Maximising Enhancement
Retention of Heron Court, its refurbishment and landscaping of its former gardens would have public benefit, preserving an asset of historic interest which is a positive influence on the Talbot St. – Lichfield St. Conservation Area and better revealing its significance.
Mitigating Harm



Development on the southern part of the site to the south of Heron Court would have an impact on the non-designated Heron Court, the Talbot St. – Lichfield St. Conservation Area and the grade II listed Roman Catholic Church of St Joseph and St Etheldreda that would be difficult to mitigate. High quality traditional design, small scale, i.e. not greater than two storeys, and use of appropriate materials would go some way to minimising harm. Were a scheme to include demolition of the non-designated Heron Court an historic building recording would be required prior to demolition in accordance with Paragraph 199 of the NPPF and the same standards of design, scale and material would apply.

### **CONCLUSIONS AND RECOMMENDATIONS**

The site contains a non-designated asset of historic interest and local importance which should be retained by any scheme. Development to the south of the asset would impact on the asset and on the Talbot St. – Lichfield St. Conservation Area and the listed Roman Catholic Church of St Joseph and St Etheldreda, reducing their significance. Mitigation of this impact should include high quality, traditional design; small scale development and the use of appropriate materials. It is recommended that Heron Court is assessed for its suitability for local listing following guidance contained in Historic England Advice Note 7: Local Heritage Listing (Historic England 2016).

SITE NAME: Rugeley Market Hall/Bus Station

SITE TYPE: SHLAA 2018 - Green Belt Site

PLANNING REF: R143

**IDENTIFICATION OF HERITAGE ASSETS**

Type of Asset	Name and Designation of Asset
Listed Building	Lloyds Bank (NHLE 1178229), grade II 19 Lower Brook Street (NHLE 1344620), grade II 17 Lower Brook Street (NHLE 1060209), grade II
Scheduled Monument	
Conservation Area	Rugeley Town Centre
Non-designated	

**SIGNIFICANCE AND CONTRIBUTION OF SETTING TO SIGNIFICANCE**

Name of asset	Significance (heritage value) of the asset and setting (the surroundings in which the asset is experienced)	Contribution of the site to the significance of the asset
Rugeley Town Centre Conservation Area	<p>The Town Centre Conservation Area has twin centres at Market Square and Brook Square and includes Upper and Lower Brook Streets and spurs along Market Street, Anson Street, Bow Street, Albion Street and Brewery Street.</p> <p>Rugeley was owned by the earls of Mercia until 1069 when it was forfeited to the crown. It appeared in the Domesday book of 1086 and in 1089 was granted to the Bishop of Lichfield. It stayed with the Bishops of Lichfield until 1546 when it passed to the Paget family.</p> <p>The town was granted a market in 1259 and became famous for its horse fairs in the 18<sup>th</sup> and 19<sup>th</sup> centuries. The combination of the natural resources of timber, ironstone, coal and clay in the area and the availability of water power led to the market town becoming an industrial settlement.</p> <p>The town was on a coaching route to London, Liverpool and Chester bringing inns and prosperity to the town. The Trent and Mersey Canal</p>	<p>Part of the site is located within the conservation area which is extended to the rear of Nos. 14 and 16 Lower Brook Street (the grade II listed Lloyd's Bank) to include a walled area which is currently used for car parking. The site also covers part of the conservation area either side of Bee's Lane where it approaches Lower Brook Street. There are modern buildings either side of Bee's Lane and a car park on its south side. The rest of the site is occupied by car parking and the modern, two-storey Market Hall and does not contribute to the area's significance. At present the site has a negative impact on the Rugeley Town Centre Conservation Area and assets within it as it consists mainly of car parking and modern buildings of low quality.</p>

	<p>was built to the easy of the town in 1777 bringing increased prosperity. This led to new development and redevelopment in the 18<sup>th</sup> and 19<sup>th</sup> centuries. The town had occupied essentially the same layout of streets from the 16<sup>th</sup> to the mid-19<sup>th</sup> centuries but new streets were laid out in the mid-19<sup>th</sup> century. Anson Street was laid out in 1878 when the west side of the town centre was developed. The London and North Western Railway was laid out to the east of the town in 1859 connecting Rugeley with Walsall, Wolverhampton and Birmingham. The second half of the 20<sup>th</sup> century saw a great deal of demolition, development and road schemes in Rugeley including the pedestrianisation of much of the conservation area.</p> <p>The streets of the conservation area have narrow streets and a close grain, opening out into the more open spaces of Market Square and Brook Square. Building types within the conservation area are diverse. Building heights vary between two and three storeys, the largest concentration of three storey buildings being in Market Square. The predominant materials are brick, stucco or painted render and tiled roofs. The majority of the buildings in the conservation area date to the 19<sup>th</sup> and 20<sup>th</sup> centuries.</p> <p>The conservation area has historic interest as the historic core of the town including its Market place which is assumed to have medieval origins. Its setting is the surrounding, often redeveloped, parts of Rugeley which includes a number of car parks close to the conservation area's boundaries. .</p>	
Lloyds Bank	Lloyds Bank is a mid-19 <sup>th</sup> century two-storey stuccoed building with a tiled roof and brick stacks. The	Part of the site is located on a walled area to the rear of the asset which is currently used

	<p>ground floor is rusticated. Eight bays with sash windows, featuring a moulded pilaster doorcase with cornice hood on consoles on the ground floor, a moulded pilaster doorcase with semi-circular head and fanlight, and an arched covered-way with rusticated surround.</p> <p>The asset has historic interest as one of a number of historic buildings in the centre of the town. Its setting is Lower Brook Street and Brook Square which contains a number of historic buildings.</p>	<p>for car parking. The rest of the site is occupied by car parking and the modern, two-storey Market Hall and does not contribute to the asset's significance .</p>
17 Lower Brook Street	<p>An early 19<sup>th</sup> century building of three storeys. Stucco with moulded and engraved details including Ionic columns to the upper storeys and parapet. Modern shop front at ground floor level.</p> <p>The asset has historic interest as one of a number of historic buildings in the centre of the town. Its setting is Lower Brook Street and Brook Square which contains a number of historic buildings. It has group value with No. 19 which it adjoins.</p>	<p>The site is located to the rear of the west side of Lower Brook Street. The buildings lining the street on its west side screen the site from the asset and the site does not contribute to its significance.</p>
19 Lower Brook Street	<p>An early 19<sup>th</sup> century building of three storeys. Stucco with sash windows and parapet. The asset has historic interest as one of a number of historic buildings in the centre of the town. Its setting is Lower Brook Street and Brook Square which contains a number of historic buildings. It has group value with No. 17 which it adjoins.</p>	<p>The site is located to the rear of the west side of Lower Brook Street. The buildings lining the street on its west side screen the site from the asset and the site does not contribute to its significance.</p>

**POTENTIAL IMPACT OF ALLOCATION ON SIGNIFICANCE**

<b>Name of asset</b>	<b>Description of impact</b>
Rugeley Town Centre Conservation Area	Development on the site will have an impact on the part of the conservation area to the rear of Lower Brook Street on its west side. This is an area of low significance within the conservation area and impact resulting from development at 2 – 2.5 storeys will be low.
Lloyds Bank	Development on the site will have an impact on the rear of the asset which is readable as an historic building from within the site. Impact from development at 2 – 2.5 storeys at a distance from the asset will however be low.

17 Lower Brook Street	Development on the site at 2 – 2.5 storeys will be screened from the asset and impact will be negligible.
19 Lower Brook Street	Development on the site at 2 – 2.5 storeys will be screened from the asset and impact will be negligible.

**MAXIMISING ENHANCEMENT AND MITIGATING HARM**

Maximising Enhancement
At present the site has a negative impact on the Rugeley Town Centre Conservation Area and assets within it as it consists mainly of car parking and modern buildings of low quality. Development of the site with buildings of a high-quality design using appropriate materials would improve the setting of the conservation area and the listed Lloyds Bank, 17 Lower Brook Street and 19 Lower Brook Street, specifically when travelling east on Bee’s Lane or looking west along Bee’s Lane from Lower Brook Street. Bee’s Lane is an historic street and its retention would be a positive feature.
Mitigating Harm
Harm can be minimised by the use of high-quality design, low-level development of two or two and a half storeys and use of appropriate materials.

**CONCLUSIONS AND RECOMMENDATIONS**

The site is partially within the Rugeley Town Centre Conservation Area and forms part of its setting, currently with a negative impact due to the large car parking area and low-quality modern buildings currently in place. The site provides an opportunity, given the use of appropriate height, massing, design and materials, to improve the setting of the conservation area and a number of listed buildings within it.
---

SITE NAME: Land at Wellington Drive

SITE TYPE: SHLAA 2018 - Green Belt Site

PLANNING REF: R144

**IDENTIFICATION OF HERITAGE ASSETS**

Type of Asset	Name and Designation of Asset
Listed Building	
Scheduled Monument	
Conservation Area	Rugeley Town Centre Talbot St. - Lichfield St
Non-designated	Building to rear of 1 Upper Brook Street

**SIGNIFICANCE AND CONTRIBUTION OF SETTING TO SIGNIFICANCE**

Name of asset	Significance (heritage value) of the asset and setting (the surroundings in which the asset is experienced)	Contribution of the site to the significance of the asset
Rugeley Town Centre Conservation Area	<p>The Town Centre Conservation Area has twin centres at Market Square and Brook Square and includes Upper and Lower Brook Streets and spurs along Market Street, Anson Street, Bow Street, Albion Street and Brewery Street.</p> <p>Rugeley was owned by the earls of Mercia until 1069 when it was forfeited to the crown. It appeared in the Domesday book of 1086 and in 1089 was granted to the Bishop of Lichfield. It stayed with the Bishops of Lichfield until 1546 when it passed to the Paget family.</p> <p>The town was granted a market in 1259 and became famous for its horse fairs in the 18<sup>th</sup> and 19<sup>th</sup> centuries. The combination of the natural resources of timber, ironstone, coal and clay in the area and the availability of water power led to the market town becoming an industrial settlement.</p> <p>The town was on a coaching route to London, Liverpool and Chester bringing inns and prosperity to the town. The Trent and Mersey Canal was built to the east of the town in</p>	<p>In the 19<sup>th</sup> century the area was the site of the Anchor Brewery. With the exception of the building to rear of 1 Upper Brook Street, all historic buildings have been cleared from the site and it does not contribute to the conservation area's significance.</p>

	<p>1777 bringing increased prosperity. This led to new development and redevelopment in the 18<sup>th</sup> and 19<sup>th</sup> centuries. The town had occupied essentially the same layout of streets from the 16<sup>th</sup> to the mid-19<sup>th</sup> centuries but new streets were laid out in the mid-19<sup>th</sup> century. Anson Street was laid out in 1878 when the west side of the town centre was developed. The London and North Western Railway was laid out to the east of the town in 1859 connecting Rugeley with Walsall, Wolverhampton and Birmingham. The second half of the 20<sup>th</sup> century saw a great deal of demolition, development and road schemes in Rugeley including the pedestrianisation of much of the conservation area.</p> <p>The streets of the conservation area have narrow streets and a close grain, opening out into the more open spaces of Market Square and Brook Square. Building types within the conservation area are diverse. Building heights vary between two and three storeys, the largest concentration of three storey buildings being in Market Square. The predominant materials are brick, stucco or painted render and tiled roofs. The majority of the buildings in the conservation area date to the 19<sup>th</sup> and 20<sup>th</sup> centuries.</p> <p>The conservation area has historic interest as the historic core of the town including its Market place which is assumed to have medieval origins. Its setting is the surrounding, often redeveloped parts of Rugeley which includes a number of car parks close to the conservation area's boundaries.</p>	
<p>Talbot St. - Lichfield St Conservation Area</p>	<p>The Talbot St. - Lichfield St Conservation Area covers an area of mainly residential streets to the south of Rugeley town centre.</p>	<p>The site forms part of the setting of the conservation area where it extends along the west side of Lichfield</p>

	<p>Rugeley was owned by the earls of Mercia until 1069 when it was forfeited to the crown. It appeared in the Domesday book of 1086 and in 1089 was granted to the Bishop of Lichfield. It stayed with the Bishops of Lichfield until 1546 when it passed to the Paget family.</p> <p>The combination of the natural resources of timber, ironstone, coal and clay in the area and the availability of water power led to the town becoming an industrial settlement. The town was granted a market in 1259 and became famous for its horse fairs in the 18<sup>th</sup> and 19<sup>th</sup> centuries. The conservation area was developed in the 19<sup>th</sup> century, houses were built together with schools and a Catholic church. The street pattern was largely in place by 1840. A branch of the London and North Western Railway was constructed to the south of the conservation area in 1859. The area to the north-west of Talbot Street had been developed by 1884 but the area to the south-east remained undeveloped and became the site of allotments. Part of the area north of Arch Street became the site of the Keystone Clothing Works. Infill development eventually covered the allotments between the wars and the clothing works were developed in the 1990s.</p> <p>The conservation area is characterised by terraces of houses with occasional 'landmark' detached buildings. Buildings are predominantly of red brick and 2 to 2 ½ storeys high.</p> <p>The conservation area has historic interest for its part in the later development of Rugeley.</p>	<p>Street. The influence of the site is restricted to this part of the conservation area only, including a view from the conservation area along Wellington Drive into the site.</p>
<p>Building to rear of 1 Upper Brook Street</p>	<p>The building is red brick, two storeys high with a tiled roof and modern windows. It appears on the 1884</p>	<p>In the 19th century the area was the site of the Anchor Brewery. All other historic</p>



	Ordnance Survey map and is labelled <i>Works</i> on modern Ordnance Survey maps. The asset has historic significance as part of Rugeley's industrial past. Its setting is the area to the rear of Upper Brook Street once the site of the Anchor Brewery.	buildings have been cleared from the site which does not contribute to the asset's significance. significance.
--	---	--

#### POTENTIAL IMPACT OF ALLOCATION ON SIGNIFICANCE

Name of asset	Description of impact
Rugeley Town Centre Conservation Area	The site is mainly used for car parking with some modern buildings to the rear of shops on Horse Fair. Development on the site at 2 – 2.5 storeys would not be visible from within the conservation area and would have a very low impact on its significance.
Talbot St. - Lichfield St Conservation Area	The influence of the site on the conservation area is limited and there is the potential for only low impact as a result of development on it.
Building to rear of 1 Upper Brook Street	Development on the site that included demolition of the asset would result in a total loss of significance. The building's significance does not come from its setting and retention of the building and development on the site would not cause a loss of significance.

#### MAXIMISING ENHANCEMENT AND MITIGATING HARM

Maximising Enhancement
The site is partly located within the Rugeley Town Centre Conservation Area and is part of the setting of that conservation area and the Talbot St. - Lichfield St Conservation Area to the east. The site does not play a major role in the setting of either conservation area, but opportunities exist to enhance the setting by the use of high-quality design, especially in the view west out of the Talbot St. - Lichfield St Conservation Area. The Building to rear of 1 Upper Brook Street is a non-designated asset of some significance and its retention would be positive.
Mitigating Harm
Development on the site should be restricted in height to 2 to 2 ½ storeys to minimise impact when viewed from the two conservation areas.

#### CONCLUSIONS AND RECOMMENDATIONS

Although the site is partially located within one conservation area and close to the boundary of another it is mainly enclosed and buildings within the conservation areas back onto it. Development at 2 to 2 ½ storeys would have only a low impact on the conservation areas. The retention of the non-designated Building to rear of 1 Upper Brook Street would be seen as a positive feature of any scheme and there are opportunities for enhancement of the conservation areas by the use of high-quality design. It is recommended that the Building to rear of 1 Upper Brook Street is assessed for its suitability for local listing following guidance contained in Historic England Advice Note 7: Local Heritage Listing (Historic England 2016). The limited possibilities to view development on the site from the outside mean that either traditional or contemporary architecture could be accommodated.
--

SITE NAME: Land adjacent to Birchbrae, Chaseley Road

SITE TYPE: SHLAA 2018 - Green Belt Site

PLANNING REF: R156

#### IDENTIFICATION OF HERITAGE ASSETS

Type of Asset	Name and Designation of Asset
Listed Building	
Scheduled Monument	
Conservation Area	
Non-designated	Historic field boundary within the site (MST 22781)

#### SIGNIFICANCE AND CONTRIBUTION OF SETTING TO SIGNIFICANCE

Name of asset	Significance (heritage value) of the asset and setting (the surroundings in which the asset is experienced)	Contribution of the site to the significance of the asset
Historic field boundary	<p>A probable post-medieval field boundary. A bank is visible on Lidar and sits within current field boundaries.</p> <p>The field boundary may hold some archaeological and historical significance to the study of post-medieval agricultural practices, the historical study of parish boundaries and may in some cases may be significant to the study of Prehistoric, Saxon or medieval land boundaries.</p>	The asset lies wholly within the site.

#### POTENTIAL IMPACT OF ALLOCATION ON SIGNIFICANCE

Name of asset	Description of impact
Historic field boundary	Any intrusive activities have the potential to impact this asset and reduce its significance.

#### MAXIMISING ENHANCEMENT AND MITIGATING HARM

Maximising Enhancement
The historic field boundaries are not visible on the surface and only detectible through aerial photography as cropmarks. Therefore, there is no way to maximise the enhancement of the asset.
Mitigating Harm
Any intrusive construction works has the potential to cause harm to the buried archaeological asset. Therefore, a proportional and targeted programme of archaeological work should be completed ahead of any intrusive construction works to determine the scope and extent.

### **CONCLUSIONS AND RECOMMENDATIONS**

Due to the low significance of the post-medieval field boundaries, it is not recommended to undertake any archaeological works upon the asset. Any decision must be undertaken in consultation with the County Archaeologist.

SITE NAME: 27 Market Street, Rugeley, WS15 2BS

SITE TYPE: SHLAA 2020 6-15 Year Site

PLANNING REF: R192

**IDENTIFICATION OF HERITAGE ASSETS**

Type of Asset	Name and Designation of Asset
Listed Building	Coach House Block of Shrewsbury Arms Hotel (NHLE 1344622), grade II 31 & 33 Market Square (NHLE 1060212), grade II
Scheduled Monument	
Conservation Area	Rugeley Town Centre
Non-designated	

**SIGNIFICANCE AND CONTRIBUTION OF SETTING TO SIGNIFICANCE**

Name of asset	Significance (heritage value) of the asset and setting (the surroundings in which the asset is experienced)	Contribution of the site to the significance of the asset
Rugeley Town Centre Conservation Area	<p>The Town Centre Conservation Area has twin centres at Market Square and Brook Square and includes Upper and Lower Brook Streets and spurs along Market Street, Anson Street, Bow Street, Albion Street and Brewery Street.</p> <p>The town was on a coaching route to London, Liverpool and Chester bringing inns and prosperity to the town. The Trent and Mersey Canal was built to the east of the town in 1777 bringing increased prosperity. This led to new development and redevelopment in the 18<sup>th</sup> and 19<sup>th</sup> centuries. The town had occupied essentially the same layout of streets from the 16<sup>th</sup> to the mid-19<sup>th</sup> centuries but new streets were laid out in the mid-19<sup>th</sup> century. Anson Street was laid out in 1878 when the west side of the town centre was developed. The London and North Western Railway was laid out to the east of the town in 1859 connecting Rugeley with Walsall, Wolverhampton and Birmingham. The second half of the 20<sup>th</sup> century saw a great deal of demolition, development and road schemes in Rugeley including the</p>	The building currently on the site is a modern retail unit of brick, render and glass which does not contribute to the significance of the conservation area.

	<p>pedestrianisation of much of the conservation area.</p> <p>The conservation area has narrow streets and a close grain, opening out into the more open spaces of Market Square and Brook Square. Building types within the conservation area are diverse. Building heights vary between two and three storeys, the largest concentration of three storey buildings being in Market Square. The dominant materials are brick, stucco or painted render with tiled roofs. The majority of the buildings in the conservation area date to the 19<sup>th</sup> and 20<sup>th</sup> centuries.</p> <p>The conservation area has historic interest as the traditional core of the town including its market place which is assumed to have medieval origins. Its setting is the surrounding, often redeveloped parts of Rugeley which include a number of car parks close to the conservation area's boundaries.</p>	
<p>Coach House Block of Shrewsbury Arms Hotel</p>	<p>The Coach House block was built c. 1810 but may have earlier origins. The block is three bays wide and two storeys high. The street façade is stuccoed with three-light sashes either side of a rusticated entrance that steps forward. Two three-light sashes either side of a single sash on the first floor. Tiled, hipped roof with hipped dormers.</p>	<p>The building currently on the site is a modern retail unit of brick, render and glass which does not contribute to the significance of the asset.</p>
<p>31 &amp; 33 Market Square</p>	<p>31 &amp; 33 Market Square is a late 18<sup>th</sup> century house with a 17<sup>th</sup> century core. The building is in stucco with stone quoins, sash windows, a parapet and a slate mansard roof with two dormers. The doorcase has Tuscan pilasters and a curved pediment. The shopfront of the former bank is modern.</p> <p>The building has historic interest as one of the older buildings in the town centre. Its setting is the Market</p>	<p>The building currently on the site is a modern retail unit of brick, render and glass which does not contribute to the significance of the asset.</p>

	Square but extends west along Bow Street to the site.	
--	---	--

**POTENTIAL IMPACT OF ALLOCATION ON SIGNIFICANCE**

Name of asset	Description of impact
Rugeley Town Centre Conservation Area	The site is in a prominent position within the conservation area with views towards it from Market Street, Market Square, Anson Street and Jordan Street. Development on the site has the potential for moderate impact.
Coach House Block of Shrewsbury Arms Hotel	The site is adjacent to the asset and has the potential for moderate impact.
31 & 33 Market Square	The site is approximately 20m from the asset and has the potential for moderate impact.

**MAXIMISING ENHANCEMENT AND MITIGATING HARM**

Maximising Enhancement
The site presents an opportunity for enhancing conservation area and the settings of the two listed buildings by replacing the current building with a more appropriate structure. Applications should follow the guidance set out in the Rugeley Town Centre Conservation Area Management Plan by adhering to well established good urban design principles for scale, mass, form, materials, layout, density, landscaping and boundary treatment. Given the site's location on Market Square it is considered that a traditional design to the street frontage would be likely to offer a higher degree of enhancement, but good contemporary design using high quality materials could be employed to the rear of the site.
Mitigating Harm
Building height on the street frontage should not exceed that of the Shrewsbury Hotel to the north and 31 & 33 Market Square. Building height to the rear of the site should be arranged so that it does not impact on the conservation area when viewed from Market Street, Market Square, Anson Street or Jordan Street.

**CONCLUSIONS AND RECOMMENDATIONS**

The site is in a prominent position within the conservation area and has the potential for moderate impact on it and on listed buildings within it. Development on the site provides an opportunity for enhancement of the conservation area and of the setting of the listed buildings. Building height throughout the site should be restricted to match that of the surrounding buildings to minimise harm.
--

SITE NAME: 2 Elmore Lane, Rugeley, WS15 2DJ

SITE TYPE: SHLAA 2020 0-5 Year Site

PLANNING REF: R195

**IDENTIFICATION OF HERITAGE ASSETS**

Type of Asset	Name and Designation of Asset
Listed Building	20 Crossley Stone (NHLE 1060249), grade II
Scheduled Monument	
Conservation Area	Sheep Fair/Bow Street Rugeley Town Centre
Non-designated	

**SIGNIFICANCE AND CONTRIBUTION OF SETTING TO SIGNIFICANCE**

Name of asset	Significance (heritage value) of the asset and setting (the surroundings in which the asset is experienced)	Contribution of the site to the significance of the asset
Sheep Fair/Bow Street Conservation Area	<p>The Sheep Fair/Bow Street Conservation Area is centred on the junction between Sheepfair, Bow Street and Crossley Stone to the south of the town centre. Rugeley was owned by the earls of Mercia until 1069 when it was forfeited to the crown. It appeared in the Domesday book of 1086 and in 1089 was granted to the Bishop of Lichfield. It stayed with the Bishops of Lichfield until 1546 when it passed to the Paget family.</p> <p>The combination of the natural resources of timber, ironstone, coal and clay in the area and the availability of water power, led to the town becoming an industrial settlement. The settlement was surrounded by three common fields, Upfield being located in the Sheep Fair/Bow Street area. The town was granted a market in 1259 and became famous for its horse fairs in the 18<sup>th</sup> and 19<sup>th</sup> centuries.</p> <p>A number of large houses stood in the countryside surrounding Rugeley including Hagley Hall which is thought to have stood on the site of the current Elmore Park, within the</p>	<p>The western boundary of the site abuts the eastern boundary of the conservation area which at this point is the boundary wall to the rear of the houses on Bow Street. The site forms part of the setting of the conservation area but the modern building on it does not contribute to the area's significance.</p>

	<p>conservation area. Sheepfair is an historic route that at one time was lined with timber-framed buildings. The Vine Inn and the former White Lion Inn coaching inns faced each other at the junction of Sheep Fair and Lion Street. Bow Street may also have medieval origins and formed the thoroughfare from the Market Square in the town centre to Sheep Fair. Buildings of the mid to late 19<sup>th</sup> century now predominate with some 20<sup>th</sup> century replacements and infill. A variety of forms is used including detached, semi-detached and terraces. The character of the built part of the conservation area comes from the quite dense arrangement of buildings in local orange/red brick in a variety of styles. The winding, often narrow streets add to the area's character and lead the viewer to stimulating views, especially in the south of the area when approaching Elmore Park.</p>	
<p>Rugeley Town Centre Conservation Area</p>	<p>The Town Centre Conservation Area has twin centres at Market Square and Brook Square and includes Upper and Lower Brook Streets and spurs along Market Street, Anson Street, Bow Street, Albion Street and Brewery Street.</p> <p>The town was on a coaching route to London, Liverpool and Chester bringing inns and prosperity to the town. The Trent and Mersey Canal was built to the east of the town in 1777 bringing increased prosperity. This led to new development and redevelopment in the 18<sup>th</sup> and 19<sup>th</sup> centuries. The town had occupied essentially the same layout of streets from the 16<sup>th</sup> to the mid-19<sup>th</sup> centuries but new streets were laid out in the mid-19<sup>th</sup> century. Anson Street was laid out in 1878 when the west side of the town centre was developed. The London and North Western Railway was laid out to the</p>	<p>The site faces the conservation area to the east along Bees Lane. The site forms part of the setting of the conservation area but the modern building on it does not contribute to the area's significance.</p>



	<p>east of the town in 1859 connecting Rugeley with Walsall, Wolverhampton and Birmingham. The second half of the 20<sup>th</sup> century saw a great deal of demolition, development and road schemes in Rugeley including the pedestrianisation of much of the conservation area.</p> <p>The conservation area has narrow streets and a close grain, opening out into the more open spaces of Market Square and Brook Square. Building types within the conservation area are diverse. Building heights vary between two and three storeys, the largest concentration of three storey buildings being in Market Square. The dominant materials are brick, stucco or painted render with tiled roofs. The majority of the buildings in the conservation area date to the 19<sup>th</sup> and 20<sup>th</sup> centuries.</p> <p>The conservation area has historic interest as the traditional core of the town including its market place which is assumed to have medieval origins. Its setting is the surrounding, often redeveloped parts of Rugeley which include a number of car parks close to the conservation area's boundaries.</p>	
<p>20 Crossley Stone</p>	<p>20 Crossley Stone is a late 18<sup>th</sup> century, three-storey house in red brick with sash windows and a tiled roof. Four bays and a mounded wood doorcase with voluted pediment and six-panel door to the Crossley Stone elevation, three bays with a modern door to the Bow Street return.</p> <p>The house has historic interest as one of the few large historic buildings left in the area. Its setting is Elmore Park which contributes to its significance.</p>	<p>The site is within the setting of the asset but the modern building on it does not contribute to the asset's significance.</p>
<p>Lloyds Bank</p>	<p>Lloyds Bank is a mid-19<sup>th</sup> century two-storey stuccoed building with a tiled roof and brick stacks. The ground floor is rusticated. Eight bays</p>	<p>The site faces the rear of the asset along Bees Lane and an area of car parking to the north of Rugeley Market Hall.</p>

	<p>with sash windows, featuring a moulded pilaster doorcase with cornice hood on consoles on the ground floor, a moulded pilaster doorcase with semi-circular head and fanlight, and an arched covered-way with rusticated surround.</p> <p>The asset has historic interest as one of a number of historic buildings in the centre of the town. Its setting is Lower Brook Street and Brook Square which contains a number of historic buildings.</p>	<p>The modern building on the site does not contribute to the asset's significance.</p>
--	---	---

**POTENTIAL IMPACT OF ALLOCATION ON SIGNIFICANCE**

Name of asset	Description of impact
Sheep Fair/Bow Street Conservation Area	The site faces away from the conservation area, but has the potential to impact on it on the approaches along Crossley Stone and Bow Street. Despite the site's proximity to the conservation area the site faces away from the conservation area and the potential impact is considered to be low.
Rugeley Town Centre Conservation Area	The site faces the conservation area along Bees Lane and an area of car parking. It is some distance from the main 'gateways' into the conservation area and will not be visible from locations within the heart of the conservation area. The potential impact is therefore low.
20 Crossley Stone	20 Crossley Stone is close to the north-west corner of the site which is visible from within the asset's setting at the junction of Crossley Stone and Elmore Street. The potential impact is low.
Lloyds Bank	The site faces the rear of the asset and development on it has the potential only for low impact.

**MAXIMISING ENHANCEMENT AND MITIGATING HARM**

<b>Maximising Enhancement</b>
The site presents opportunities for enhancement of the settings of the conservation areas and listed buildings. Construction of a terrace using traditional style and materials would enhance the approaches to the Sheep Fair/Bow Street Conservation Area along Bow Street and Crossley Stone and the view of 20 Crossley Stone from the junction of Crossley Stone and Elmore Street.
<b>Mitigating Harm</b>
Traditional design and materials (red brick) are recommended. Building height should be restricted to two storeys to control visibility from within the conservation areas.

**CONCLUSIONS AND RECOMMENDATIONS**

The site has only the potential for low impact on the conservation areas and two listed buildings. Use of traditional architecture to two storeys in height would enhance the assets.
---

SITE NAME: 17 Upper Brook Street, Rugeley, WS15 2DP

SITE TYPE: SHLAA 2020 6-15 Year Site

PLANNING REF: R198

**IDENTIFICATION OF HERITAGE ASSETS**

Type of Asset	Name and Designation of Asset
Listed Building	
Scheduled Monument	
Conservation Area	Rugeley Town Centre
Non-designated	17 Upper Brook Street

**SIGNIFICANCE AND CONTRIBUTION OF SETTING TO SIGNIFICANCE**

Name of asset	Significance (heritage value) of the asset and setting (the surroundings in which the asset is experienced)	Contribution of the site to the significance of the asset
Rugeley Town Centre Conservation Area	<p>The Town Centre Conservation Area has twin centres at Market Square and Brook Square and includes Upper and Lower Brook Streets and spurs along Market Street, Anson Street, Bow Street, Albion Street and Brewery Street.</p> <p>Rugeley was owned by the earls of Mercia until 1069 when it was forfeited to the crown. It appeared in the Domesday book of 1086 and in 1089 was granted to the Bishop of Lichfield. It stayed with the Bishops of Lichfield until 1546 when it passed to the Paget family.</p> <p>The town was granted a market in 1259 and became famous for its horse fairs in the 18<sup>th</sup> and 19<sup>th</sup> centuries. The combination of the natural resources of timber, ironstone, coal and clay in the area and the availability of water power led to the market town becoming an industrial settlement.</p> <p>The town was on a coaching route to London, Liverpool and Chester bringing inns and prosperity to the town. The Trent and Mersey Canal was built to the east of the town in 1777 bringing increased prosperity.</p>	<p>The site is located within the conservation area and the current building on it is assessed as being significant in the Rugeley Town Centre Conservation Area Management Plan. The site contributes to the significance of the conservation area.</p>

	<p>This led to new development and redevelopment in the 18<sup>th</sup> and 19<sup>th</sup> centuries. The town had occupied essentially the same layout of streets from the 16<sup>th</sup> to the mid-19<sup>th</sup> centuries but new streets were laid out in the mid-19<sup>th</sup> century. Anson Street was laid out in 1878 when the west side of the town centre was developed. The London and North Western Railway was laid out to the east of the town in 1859 connecting Rugeley with Walsall, Wolverhampton and Birmingham. The second half of the 20<sup>th</sup> century saw a great deal of demolition, development and road schemes in Rugeley including the pedestrianisation of much of the conservation area.</p> <p>The streets of the conservation area have narrow streets and a close grain, opening out into the more open spaces of Market Square and Brook Square. Building types within the conservation area are diverse. Building heights vary between two and three storeys, the largest concentration of three storey buildings being in Market Square. The predominant materials are brick, stucco or painted render and tiled roofs. The majority of the buildings in the conservation area date to the 19<sup>th</sup> and 20<sup>th</sup> centuries.</p> <p>The conservation area has historic interest as the historic core of the town including its Market place which is assumed to have medieval origins. Its setting is the surrounding, often redeveloped, parts of Rugeley which includes a number of car parks close to the conservation area's boundaries.</p>	
<p>17 Upper Brook Street</p>	<p>17 Upper Brook Street is a late 19<sup>th</sup> century building in red brick with a tiled roof. The building retains its timber, glass and tiled shopfront, but the first floor window is a modern</p>	<p>The asset is wholly contained within the site.</p>

	<p>replacement. The building is assessed as significant by the Rugeley Town Centre Conservation Area Management Plan. The building's setting is Upper Brook Street which at this point contains a number of other buildings assessed as significant by the management plan. The asset is one of the few buildings in this part of the conservation area to retain its shopfront intact including the console brackets and has historic interest as part of Rugeley's late 19<sup>th</sup> century retail environment.</p>	
--	---	--

**POTENTIAL IMPACT OF ALLOCATION ON SIGNIFICANCE**

Name of asset	Description of impact
Rugeley Town Centre Conservation Area	Development that included demolition of No. 17 Upper Brook Street would remove from the conservation area a building of some significance which contributes to both its character and significance.
17 Upper Brook Street	Development that included demolition of No. 17 Upper Brook Street would result in a total loss of significance.

**MAXIMISING ENHANCEMENT AND MITIGATING HARM**

Maximising Enhancement
17 Upper Brook Street could be enhanced by replacing the modern window on the first floor with one more in keeping with the building's style., this would also offer enhancement to the conservation area.
Mitigating Harm
Any addition to the rear of the building should be restricted to two storeys to minimise impact on the conservation area.

**CONCLUSIONS AND RECOMMENDATIONS**

<p>The site is located within the Rugeley Town Centre Conservation Area and the building on it, 17 Upper Brook Street, is assessed as significant by the conservation area management plan. It is recommended that the building is retained by any scheme for the site and that building to the rear is restricted to two storeys in height.</p>
--

SITE NAME: Former Canal Warehouse, Rugeley

SITE TYPE: ELAA 2018 - Not Available Site

PLANNING REF: RE18

**IDENTIFICATION OF HERITAGE ASSETS**

Type of Asset	Name and Designation of Asset
Listed Building	
Scheduled Monument	
Conservation Area	Trent and Mersey Canal
Non-designated	Steam Mill

**SIGNIFICANCE AND CONTRIBUTION OF SETTING TO SIGNIFICANCE**

Name of asset	Significance (heritage value) of the asset and setting (the surroundings in which the asset is experienced)	Contribution of the site to the significance of the asset
Trent and Mersey Canal Conservation Area	<p>The Trent and Mersey Canal was completed in 1777 and runs for 93 miles from the Trent Navigation at Shardlow to the Bridgewater Canal at Preston Brook. It was engineered by James Brindley and formed part of his 'Grand Cross' plan to connect the principal rivers of England by linking the rivers Thames, Severn, Mersey and Humber by inland waterway. The conservation area extends for approximately 3.6km from Brindley Bank Pumping Station in the north to Brereton in the south taking in the churchyards of the old and new St Augustine's churches. It contains nine listed buildings.</p> <p>The canal was instrumental in Rugeley's prosperity but declined in the 1860s as a result of competition from the North Staffordshire Railway. It was nationalised in 1948 and is now under the control of the Canal and River Trust (CRT).</p> <p>The conservation area is characterised by its mature, planted landscape and by its distinctive designated and non-designated buildings, those relating to the operation of the canal being of red brick construction. Its setting changes</p>	The Steam Mill on the site makes an important contribution to the significance of the conservation area, underlining its importance to Rugeley's industry.

	from semi-rural/suburban in the northern and southern sections to urban in the central section.	
Steam Mill	<p>The Steam Mill was constructed c. 1863 for the grinding of corn and is shown on the 1884 Ordnance Survey map and labelled Trent and Mersey Mill (Flour). The three-storey building is in red brick with a slate roof. It has loading bays and the remains of lifting gear to both its canal and road gable ends. The addition to the west elevation is a 20<sup>th</sup> century addition. A small cottage fronting onto Mill Street is contemporary with the mill.</p> <p>The asset has historic interest, demonstrating the importance of the canal to Rugeley's industrial prosperity in the 19<sup>th</sup> century. It may also have some archaeological interest in its remaining machinery, fixtures and fittings. The asset's setting is the canal which contributes to its significance.</p>	The asset lies wholly within the site which comprises its original plot and contributes to its significance.

**POTENTIAL IMPACT OF ALLOCATION ON SIGNIFICANCE**

<b>Name of asset</b>	<b>Description of impact</b>
Trent and Mersey Canal Conservation Area	Development that included demolition of the Steam Mill would remove an important part of the asset's industrial setting and would consequently decrease its significance. Development that obscured the Steam Mill from view would similarly decrease the conservation area's significance.
Steam Mill	Development that included demolition of the Steam Mill would result in a total loss of significance. Development that intervened between the asset and the canal would cause a lower but still sizeable loss of significance.

**MAXIMISING ENHANCEMENT AND MITIGATING HARM**

<b>Maximising Enhancement</b>
The Steam Mill has been vacant for some time and its renovation and re-use would have considerable public benefit for the protection of a building of historic interest that makes an important contribution to the Trent and Mersey Canal Conservation Area.
<b>Mitigating Harm</b>
Development on the northern tip of the site should be planned to obscure as little of the mill as possible and should be carried out to a high-quality design, use red brick construction to traditional design and, if possible, reflect the industrial nature of the setting.

### **CONCLUSIONS AND RECOMMENDATIONS**

The site contains a mid-19<sup>th</sup> century former steam mill and attendant cottage. The assets have considerable historic interest and it is strongly recommended that they are retained in any scheme for the site. It is recommended that the Steam Mill and Cottage are assessed for their suitability for local listing following guidance contained in Historic England Advice Note 7: Local Heritage Listing (Historic England 2016). If development takes place on the northern tip of the site it should be small-scale, and respect the industrial nature and materiality of the setting and conservation area.



SITE NAME: Former Brereton Colliery, Colliery Road, Rugeley

SITE TYPE: ELAA 2018 - Not Available Site

PLANNING REF: RE23

**IDENTIFICATION OF HERITAGE ASSETS**

Type of Asset	Name and Designation of Asset
Listed Building	The Holly Bush (NHLE 1060246), grade II
Scheduled Monument	
Conservation Area	
Non-designated	

**SIGNIFICANCE AND CONTRIBUTION OF SETTING TO SIGNIFICANCE**

Name of asset	Significance (heritage value) of the asset and setting (the surroundings in which the asset is experienced)	Contribution of the site to the significance of the asset
The Holly Bush	The Holly Bush is a timber-framed building with brick infill dating to the 17 <sup>th</sup> century. One storey plus attic with thatched roof and brick stacks. Windows are mainly modern. The house became a public house serving the nearby collieries and closed in 1965. The property was renovated and the thatched roof reinstated after 2002. The house has historic interest as one of the older buildings in the area and for its part in the industrial history of the area. Its setting is Colliery Road and the agricultural landscape surrounding it which formed its original setting before the collieries opened.	The asset is screened from the site by dense planting to the north of Colliery Road. Despite this lack of visibility the site contributes to the significance of the asset as the site of the former Brereton and Hayes Collieries which provided custom for the asset as a public house for over 150 years.

**POTENTIAL IMPACT OF ALLOCATION ON SIGNIFICANCE**

Name of asset	Description of impact
The Holly Bush	Development of a masterplan on the site would introduce a large area of built environment into the currently agricultural setting. Although the woodland opposite the listed building effectively screens the site from the listed building, development across a large area of the site would introduce impact from noise, traffic and lighting. Given the site's former incarnation as a colliery this would have only a low impact on the asset's significance.

**MAXIMISING ENHANCEMENT AND MITIGATING HARM**

Maximising Enhancement
No opportunities for enhancement have been identified.
Mitigating Harm
There are two potential points of entry to the site from Colliery Road, one towards the western end of the site and one towards the northern end. Use of the northern entrance would mean less additional traffic past the asset and would minimise impact.

**CONCLUSIONS AND RECOMMENDATIONS**

Development on the site has the potential to impact upon the listed Holly Bush on Colliery Road through additional noise, traffic and lighting. The asset is well screened from the road and no further screening is necessary but placing the entrance to the site to the north-east of the asset on Colliery Road would minimise impact from additional traffic.