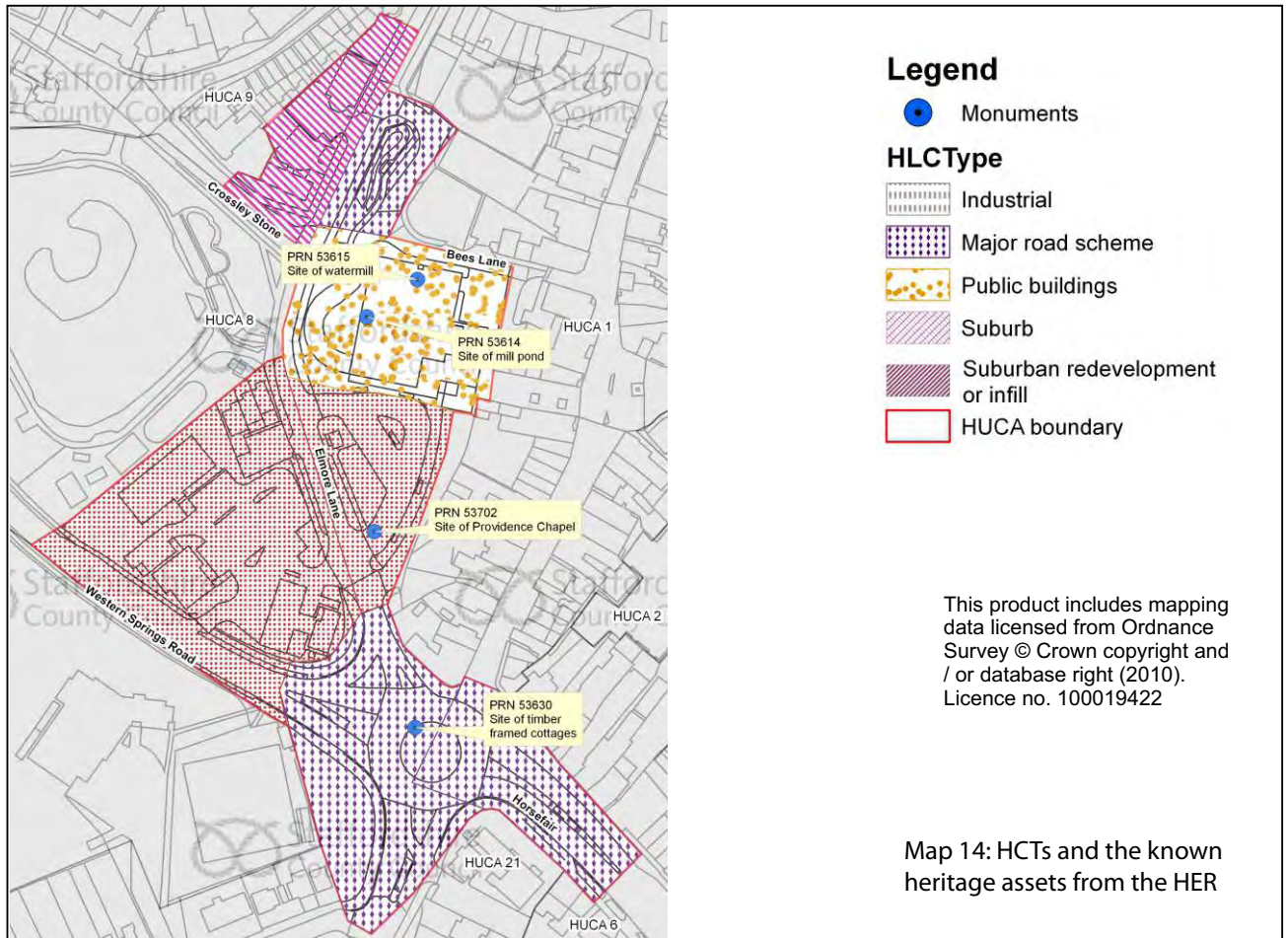


4.7 HUCA 7 – Southern end of Elmore Lane



Map 14: HCTs and the known heritage assets from the HER

4.7.1 Statement of heritage significance and built character

The character of the HUCA is dominated by re-development which began in the mid 20th century with the construction of Western Springs Road and the road roundabout (HCT 'Major road scheme'). This resulted in the alteration of the north western end of Horsefair which may have originated as the site of the medieval fair (cf. HUCA 6 for further information).

Bees Lane, Elmore Lane and Crossley Stone all have at least medieval origins and the 1570 town survey records settlement along both Bees Lane (Mill Lane in the survey) and Elmore Lane (Elmore Bridge Lane in the survey) (cf. 2.5.1.1). Furthermore a bridge is recorded in 1357 which probably crossed the Rising Brook in Elmore Lane (2.4.5). A row of timber framed cottages, which had stood on the corner of Elmore Lane and Sandy Lane were demolished in 1912/13 and were perhaps were testimony to the early development of this area²⁸¹. However, it is not currently known whether this area had formed part of the medieval town or if it represents post medieval growth (cf. 2.5.1.1).

The HCT 'Public buildings' on map 14 constitutes the late 20th century market hall which was built upon the site of a watermill and mill pond²⁸². This is one of the possible locations of the site of the manorial mill (cf. 2.4.3.3). It was still operating as a flour mill into the early 20th century.

The earliest purpose-built non conformist chapel had also stood in this area until the late 20th century. Providence Chapel was constructed in 1813, although it was later converted to domestic dwellings (cf. 2.6.5.2).

The process of late 20th century re-development has entirely altered the character of the area, which had comprised tightly packed properties facing onto the historic street pattern (compare map 14 with plate 15). These buildings potentially had their origins in the medieval or post medieval period.

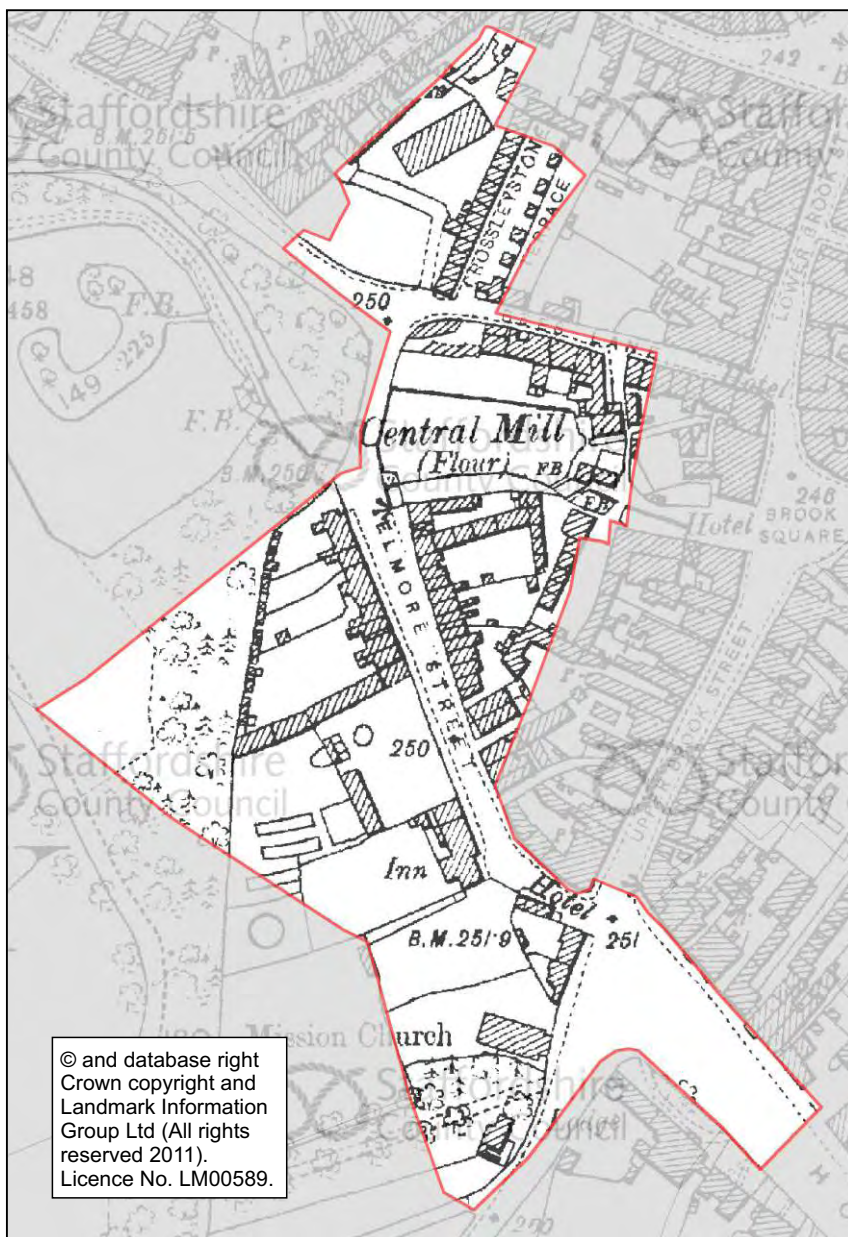


Plate 15: Section of the Second edition 25" OS map

4.7.2 Heritage values:

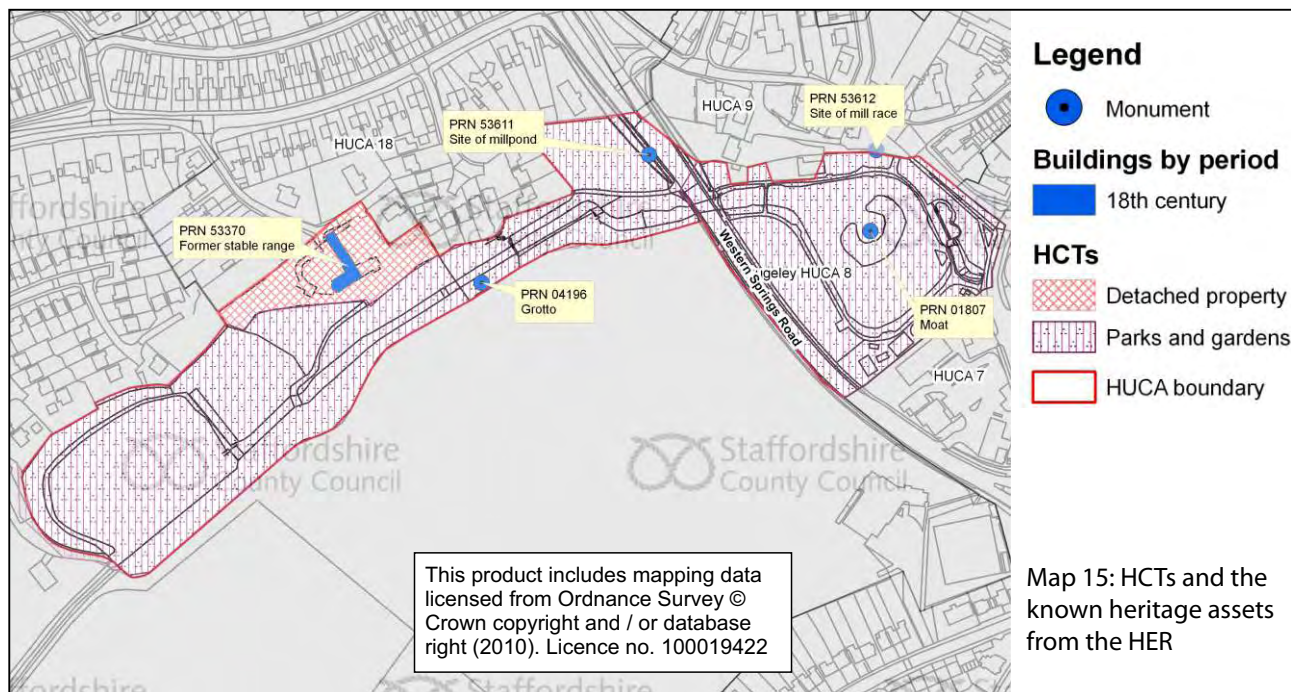
<p>Evidential value: There is the potential for below ground archaeological deposits to survive within the HUCA, although these may to some extent have been impacted by 20th century redevelopment. Where opportunities exist for deposits to survive they may greatly inform the nature and date of origin of settlement within this area. Similarly, there may be the potential for deposits to survive associated with the watermill, which contribute to understanding the period of origin of this site.</p>	<p>Medium</p>
<p>Historical value: There are no surviving historic buildings, but the overall street pattern has probable medieval origins which contribute to the legibility of the development of the town.</p>	<p>Low</p>
<p>Aesthetic value: The character of the HUCA is one of large detached late 20th century buildings standing within area of car parking or hard landscaping. This process of redevelopment has occurred on a piecemeal basis and has entirely altered the character of the area, which had been formed of high density small properties facing on to the historic street pattern. Some of these properties may have had medieval or post medieval origins.</p>	<p>Low</p>
<p>Communal value: The character area is dominated by late 20th century buildings, although the street pattern is likely to be of medieval origin. From a heritage perspective the communal value is low.</p>	<p>Low</p>

4.7.3 Recommendations

The assessment has identified a generally low historic value to this HUCA. However, there may be the potential for below ground archaeological deposits to survive relating to earlier settlement and the site of the watermill.

- ◆ The conservation of the surviving historic street pattern is desirable to the historic character of the wider townscape.
- ◆ There is the potential for below ground archaeological deposits to survive within the HUCA. Where development may result in the loss of these heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance; this is supported in para. 128 of NPPF²⁸³.

4.8 HUCA 8 – Hagley and Elmore Parks



4.8.1 Statement of heritage significance and built character

The HUCA represents the remains of the landscape park which had been associated with Hagley Hall (cf. HUCA 18). Surviving features include the Grade II listed grotto constructed in late 18th century as well as two ponds fed by the Rising Brook, which also crosses the HUCA (cf. 2.6.1.2)²⁸⁴. The larger of the two ponds now forms part of Elmore Park, separated from the remaining parkland by the late 1950s Western Springs Road. The pond contains a large island which has been interpreted as a moated site and is considered to be the probable location of the original Hagley manor house from at least the late 14th century (cf. 2.4.2).

The only built structure belonging to Hagley Hall to survive is the brick built late 18th century stable block, which was extended and converted into domestic dwellings in the late 20th century²⁸⁵.

The site of the mill pond and mill race associated with Hagley Mill (which lies in HUCA 9) are also located within the character area²⁸⁶. The origins of Hagley Mill are currently unknown, but it has been suggested it may have had medieval origins (cf. 2.4.3.3). Although Western Springs Road was constructed over part of the mill pond the rest of both sites remain undeveloped, raising the potential for surviving archaeological and environmental deposits to survive.

4.8.2 Heritage values:

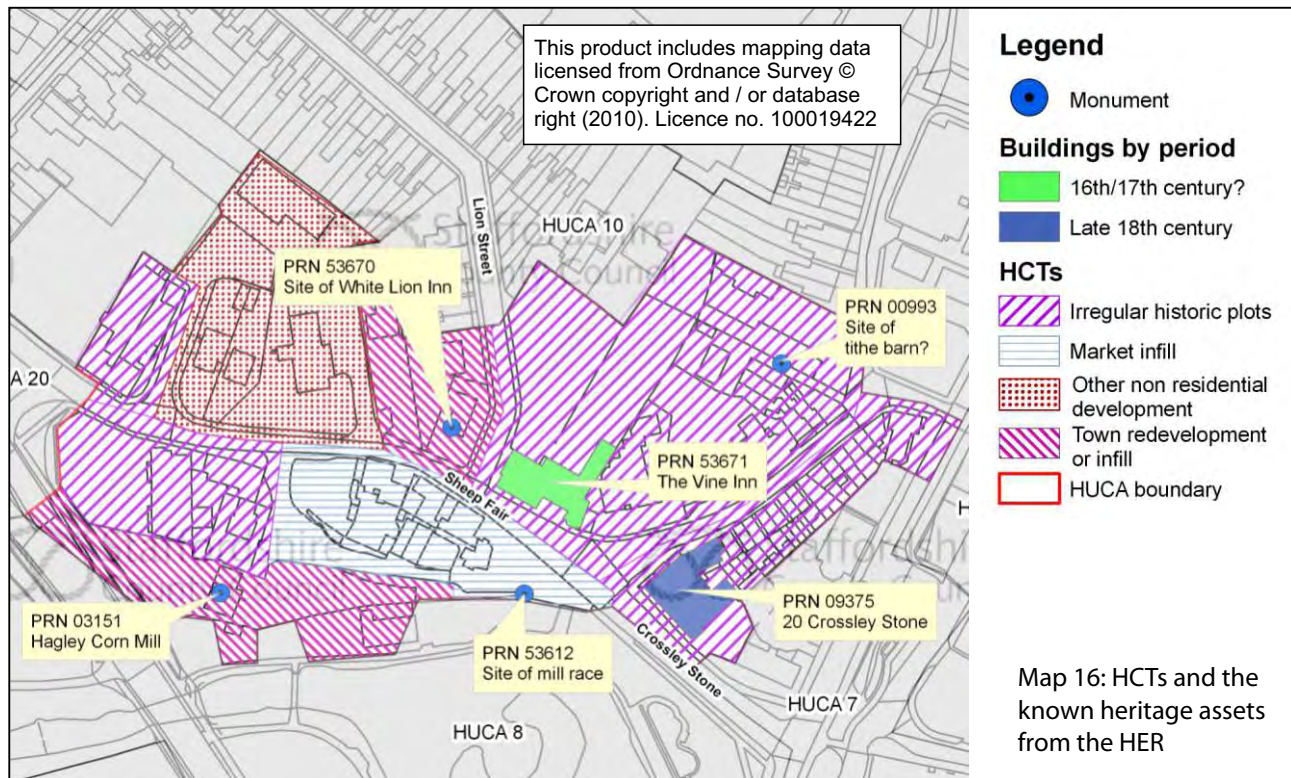
<p>Evidential value: The relatively undeveloped nature of the HUCA raises the probability for the survival of archaeological deposits particularly relating to the watermill complex (mill pond and mill race) as well as the moated site. Information resulting from research on these sites would expand our understanding of the development of Hagley manor and water powered industries from the medieval period onwards.</p>	<p>High</p>
<p>Historical value: The legible heritage assets are the sole survivors of the Hagley Hall complex and its associated landscape park. Of particular note is the Grade II listed grotto, which has been identified as being of national importance. The probable medieval moated site is also highly legible within the townscape.</p>	<p>High</p>
<p>Aesthetic value: The historic character of the HUCA originates in the late 18th century when the landscape park was laid out and significant alterations were made to Hagley Hall. Although the hall itself has been demolished the stable block survives as testimony to this period of development. The probable moated site within Elmore Park forms part of the Sheepfair Conservation Area (156) which highlights its historic and aesthetic importance in the wider townscape.</p>	<p>High</p>
<p>Communal value: With the exception of the stable block, which has been converted to private housing, the remainder of the HUCA comprises public parkland enabling community engagement with the heritage assets.</p>	<p>High</p>

4.8.3 Recommendations

The assessment has identified significant historic and archaeological interest within the HUCA which includes the potential for surviving below ground archaeological deposits as well as surviving historic designated and undesignated buildings and structures relating to the former Hagley Hall estate and landscape park.

- ◆ There is a high potential for below ground archaeological deposits to survive within the HUCA. Where development may result in the loss of these heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance; this is supported in para. 128 of NPPF²⁸⁷.
- ◆ Where alterations or changes are proposed to the Listed buildings the applicant should consult with the Cannock Chase Conservation Officer in the first instance. The designated heritage asset and its setting is covered under para. 132 of NPPF²⁸⁸.
- ◆ The HUCA represents the surviving elements of the Hagley Hall landscape park and the continued legibility of the historic aspects of this parkland, including the moated site, is desirable to the sense of place within this part of the wider townscape.

4.9 HUCA 9 – Sheepfair and Bow Street



4.9.1 Statement of heritage significance

The origins of Sheep Fair are obscure but the evidence from the heritage assets within the character area and from documentary sources suggest that the area had become developed by at least the post medieval period. Both the extant Vine Inn and the White Lion Inn (demolished in the late 20th century) are said to have been of at least 17th century origin (cf. 2.5.1.1)²⁸⁹.

Sheepfair possibly originated as a small area of unenclosed land or 'green' used for recreational purposes or for grazing animals, possibly during the medieval period (see map 4). The street name suggests that it became the site of a sheep fair at some unknown date, perhaps attracted here by the wide open space. A sheep fair is not specifically recorded in historic records (in the 18th century both a cattle and a horse fair are recorded²⁹⁰). However, sheep formed an important part of the local economy from at least the 14th century when shepherding and cloth making are both recorded in the documentary sources (cf. 2.4.3.2 and 2.4.3.3) and wool was clearly an important industry by the 16th/17th century (cf. 2.6.3.1). It is therefore likely, given the presence of buildings dating to the latter period, that the sheep fair probably had its origins in the later medieval period.

The overall historic character of irregular plots survives as demonstrated on map 16. The historic buildings, other than The Vine, mostly date from the 19th century although the largest property, the red brick Grade II Listed 20 Crossley Stone, dates to the late 18th century²⁹¹. A row of 19th century red brick terraced houses survive on Bow Street, to the north of 20 Crossley Stone (plate 16).



Plate 16: Bow Street

Historic maps suggest that the infilling of the open fair area (HCT 'Market infill' on map 16) had occurred by the mid 19th century at the latest as suggested by the 1840 map. The surviving historic buildings within this area suggest 19th century origins (see plate 17).

Hagley Mill also stood to the south of this HUCA (the mill pond and part of the mill race lie within HUCA 8). The origins of this site are unknown, but it has been speculated that this may be one of the watermills mentioned in medieval documents (cf. 2.4.3.3). The mill building was re-constructed in the late 20th century, although some historic elements have been incorporated.



Plate 17: Sheep Fair (within HCT 'Market Infill' on map 16)

4.9.2 Heritage values:

<p>Evidential value: There is a high potential for below ground archaeological deposits to survive within the HUCA which could inform an understanding of the development and origins of settlement around Sheep Fair, the watermill site and the area of 'Market infill' (see map 16). The historic buildings also have the potential to retain information regarding the development of the HUCA and their contribution to the social and economic history of the town as a whole i.e. regarding their original functions.</p>	<p>High</p>
<p>Historical value: The HUCA retains much of its historic character in the form of the street pattern with its area of 'infill' which is little changed from the historic mapping. The areas of greatest change are shown on map 16 as the HCTs 'Town redevelopment and infill' where historic buildings have been lost; otherwise they mostly survive. 20 Crossley Stone is the only Listed Building within the HUCA.</p>	<p>High</p>
<p>Aesthetic value: The character area is testimony to piecemeal development away from the town centre focusing upon an area of open land which was utilised as a market place. The presence of the sheep fair clearly attracted permanent development to take advantage of this economic focal point from at least the 16th/17th century. The importance of the HUCA to Rugeley's overall townscape has been recognised by the designation of Sheep Fair as a Conservation Area in 2004. The conservation and enhancement of the historic buildings and street pattern would enable the HUCA to retain its local distinctiveness within the wider townscape.</p>	<p>High</p>
<p>Communal value: With the exception of the stable block, which has been converted to private housing, the remainder of the HUCA comprises public parkland enabling community engagement with the heritage assets.</p>	<p>Medium</p>

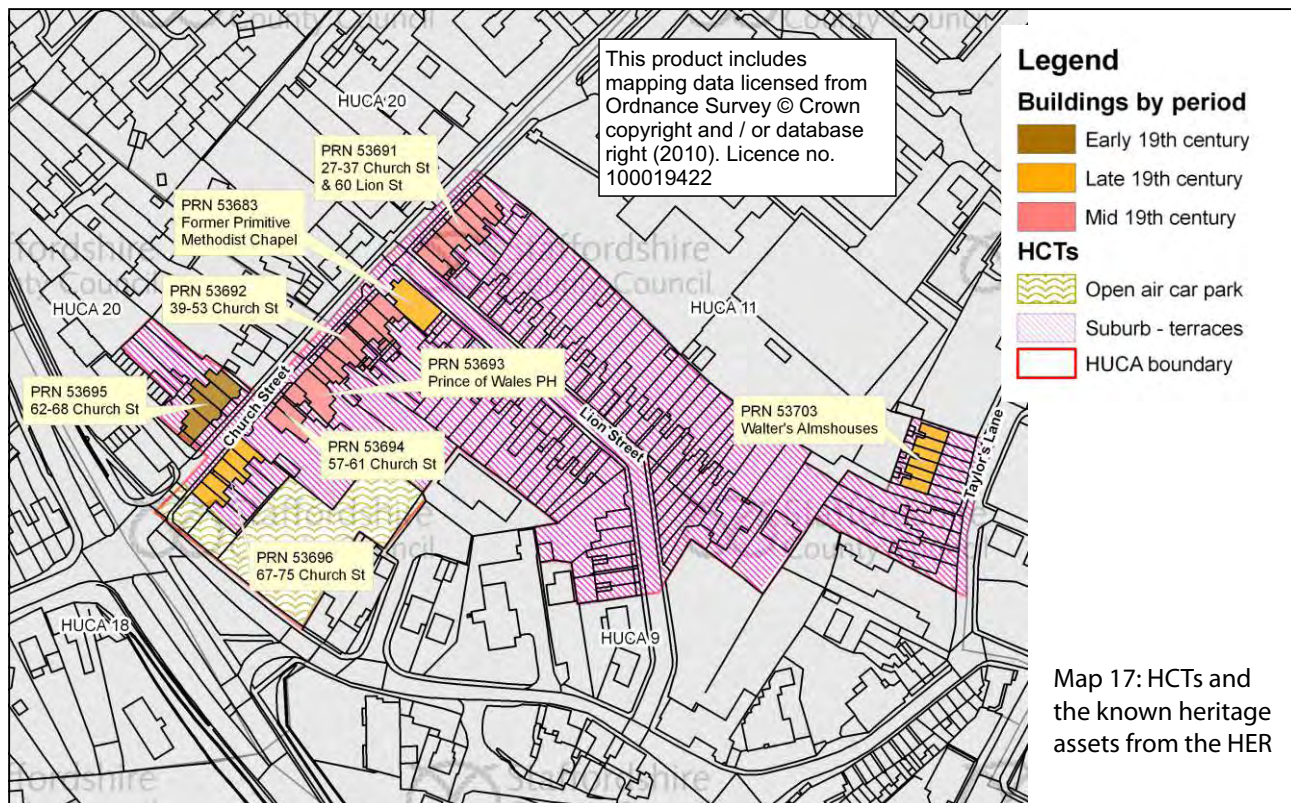
4.9.3 Recommendations

The assessment has identified significant historic and archaeological interest within the HUCA which has been reflected in the designation of the Sheepfair Conservation Area. There is also the potential for below ground archaeological deposits to survive.

- ◆ A statement of significance will be required to assess the impact of any proposed development upon the historic environment as part of any planning application to be made within this HUCA (cf. para. 128 of NPPF)²⁹².
- ◆ The sympathetic restoration or enhancement of the historic buildings, both Listed and unlisted, would strengthen the historic character and the quality of the wider townscape and the Conservation Area for the benefit of this and future generations (Bullet Point 10 of para 17 (Core planning principles) also paras. 126 and 131 of NPPF)²⁹³.

- ◆ Any planned development or significant change within the area of the Conservation Area should consult the Cannock Chase District Conservation Officer in the first instance. The designated heritage assets and their settings are covered under para. 132 of NPPF²⁹⁴.
- ◆ There is a high potential for below ground archaeological deposits to survive within the HUCA. There is also the potential for the historic buildings to retain architectural elements which could inform their origins and function. Where development may result in the loss of these heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance; this is supported in para. 128 of NPPF²⁹⁵.

4.10 HUCA 10 – Lion Street and south of Church Street



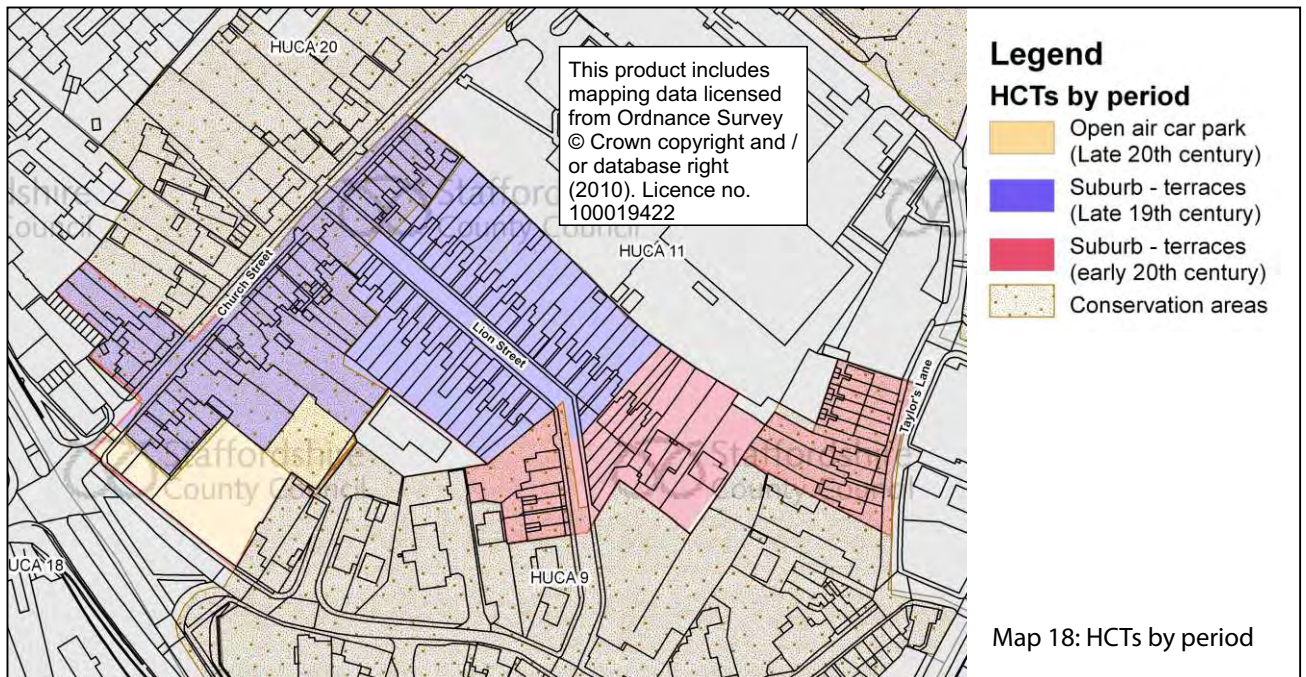
4.10.1 Statement of heritage significance and built character

The character area is dominated by red brick 19th and early 20th century terraced properties (see maps 17 and 18 for split). There is a greater diversity of periods of origin for the terraces along Church Street (as shown on map 17), however, the properties along Lion Street mostly date to the late 19th century, with the exception of those to the far south east. Walter's Almshouses in Taylors Lane were constructed of red brick in 1890 (cf. 2.6.2.2 and plate 4).

Church Street itself may have existed by at least the late 16th century. A 'Church Way' is recorded in the 1570 survey although it is not clear precisely where this ran²⁹⁶. Two suggestions have been put forward. One interpretation of this survey has suggested that 'Church Way' may have originated as a lane into Churchfield along the line of Taylor's Lane²⁹⁷. Alternatively it has been suggested that Church Street itself may represent 'Church Way'; prior to the construction of the houses it had been known as Church Lane²⁹⁸. Both of these lanes certainly existed by the late 18th century; the latter appears to have led to several route ways which cross Cannock Chase.²⁹⁹

The properties in Church Street include a former Primitive Methodist Chapel and the Prince of Wales public house³⁰⁰. All of these properties have been identified within the Church Street Conservation Area (124) as making a positive contribution to the character of the townscape. The Sheep Fair/Bow Street Conservation Area (156) also falls within the HUCA (map 18).

The earlier history of the character area is largely unknown, but it is likely to have formed part of Churchfield during the medieval period (cf. 2.4.3.2 and map 3).



Map 18: HCTs by period

4.10.2 Heritage values:

<p>Evidential value: This area had probably been dominated by agricultural activities prior to the 19th century. It is unlikely, given the subsequent intensive development, that opportunities exist to record any potential archaeological deposits. However, the historic built environment has great potential to contribute to an understanding of the cultural and social history of the town from the early 19th century and into the early 20th century.</p>	<p>High</p>
<p>Historical value: Built heritage assets are the major components in describing the character of this HUCA. It has been noted that those properties lying within the Conservation Areas make positive contributions to Rugeley's townscape</p>	<p>High</p>
<p>Aesthetic value: Taylor's Lane, and possibly Church Street, pre-dates the development of the properties within the HUCA, although Lion Street was a planned insertion into the townscape during the mid to late 19th century. The development of properties within the character area has been carried out on a piecemeal basis typical of 19th century development, where individual builders would construct various properties along one street. The inclusion of parts of the HUCA into two Conservation Areas (Church Street (124) and Sheep Fair/Bow Street (156)) confirms the importance of the historic character of this part of Rugeley's townscape. The properties beyond its boundary provide a setting and consequently any changes within this area should seek the opportunity to enhance the existing character of the wider HUCA. Change within the Church Street Conservation Area should take account of the policies identified in the Conservation Area Appraisal document³⁰¹.</p>	<p>High</p>

Communal value: The properties largely comprise private dwellings and although the public house does provide opportunities for the community to have a closer engagement with the heritage assets, on the whole opportunities are low.

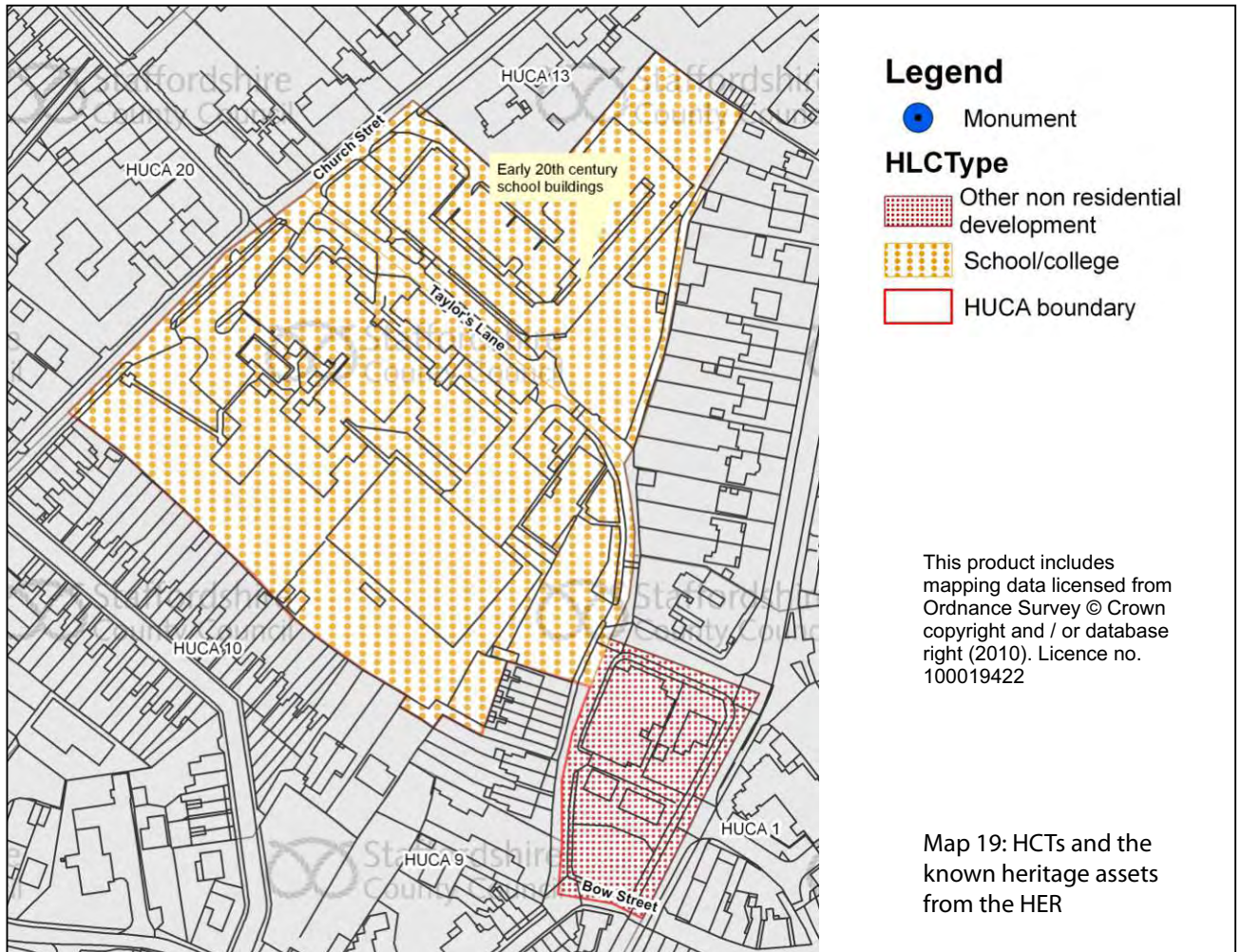
Low

4.10.3 Recommendations

The assessment of the heritage values has identified considerable historic interest within the HUCA relating to the 19th century suburban expansion of the town. The HUCA lies within and adjacent to two Conservation Areas.

- ◆ A statement of significance will be required to assess the impact of any proposed development upon the historic environment as part of any planning application to be made within this HUCA (cf. para. 128 of NPPF)³⁰².
- ◆ The sympathetic restoration or enhancement of the historic buildings, both Listed and unlisted, would strengthen the historic character and the quality of the wider townscape and the Conservation Areas for the benefit of this and future generations (Bullet Point 10 of para 17 (Core planning principles) also paras. 126 and 131 of NPPF)³⁰³. The potential for Lion Street to be included into one or other of the Conservation Areas should also be explored as it forms part of the development of this part of Rugeley. Should this not comply with the relevant policies guiding the designation of Conservation Areas the conservation and enhancement of the street should still be considered of importance as it forms part of the setting of both Conservation Areas.
- ◆ Any planned development or significant change within the area of the Conservation Areas should consult the Cannock Chase District Conservation Officer in the first instance and the Church Street Conservation Area Appraisal document where relevant. The designated heritage assets and their settings are covered under para. 132 of NPPF³⁰⁴.

4.11 HUCA 11 – Taylor's Lane



4.11.1 Statement of heritage significance

Taylor's Lane existed by at least the late 18th century and it has been suggested that it was the "Church Way" recorded in the 1570 survey³⁰⁵. The earliest known settlement in the HUCA lay on the Bow Street frontage and probably represents the limit of the town by the late 18th century and earlier. The remainder of the character area had formed one of Rugeley's open fields during the medieval period, which underwent piecemeal enclosure during the post medieval period (cf. 2.4.3.2 and 2.5.2.2).

The character area as a whole is dominated by large-scale buildings whose original function was the provision of education. The buildings to the north of Taylor's Lane, which lie within the Church Street Conservation Area (124), were constructed as a brick built school in the early 20th century (see map 19) and are largely unaltered, although they are now used as a surgery, community centre, theatre and local council offices³⁰⁶. Aelfgar School to the south of Taylor's Lane, lying outside the Conservation Area, opened in 1939, as Taylors Lane Secondary School, to serve the local community³⁰⁷.

The HCT 'Other non residential development' includes the early 20th century Territorial Army Centre, now used as the Victory Christian Centre³⁰⁸, as well as an earlier domestic property lying on the corner of Bow Street/Elmore Lane. The latter building lies within the Rugeley Town Centre Conservation Area (051).

4.11.2 Heritage values:

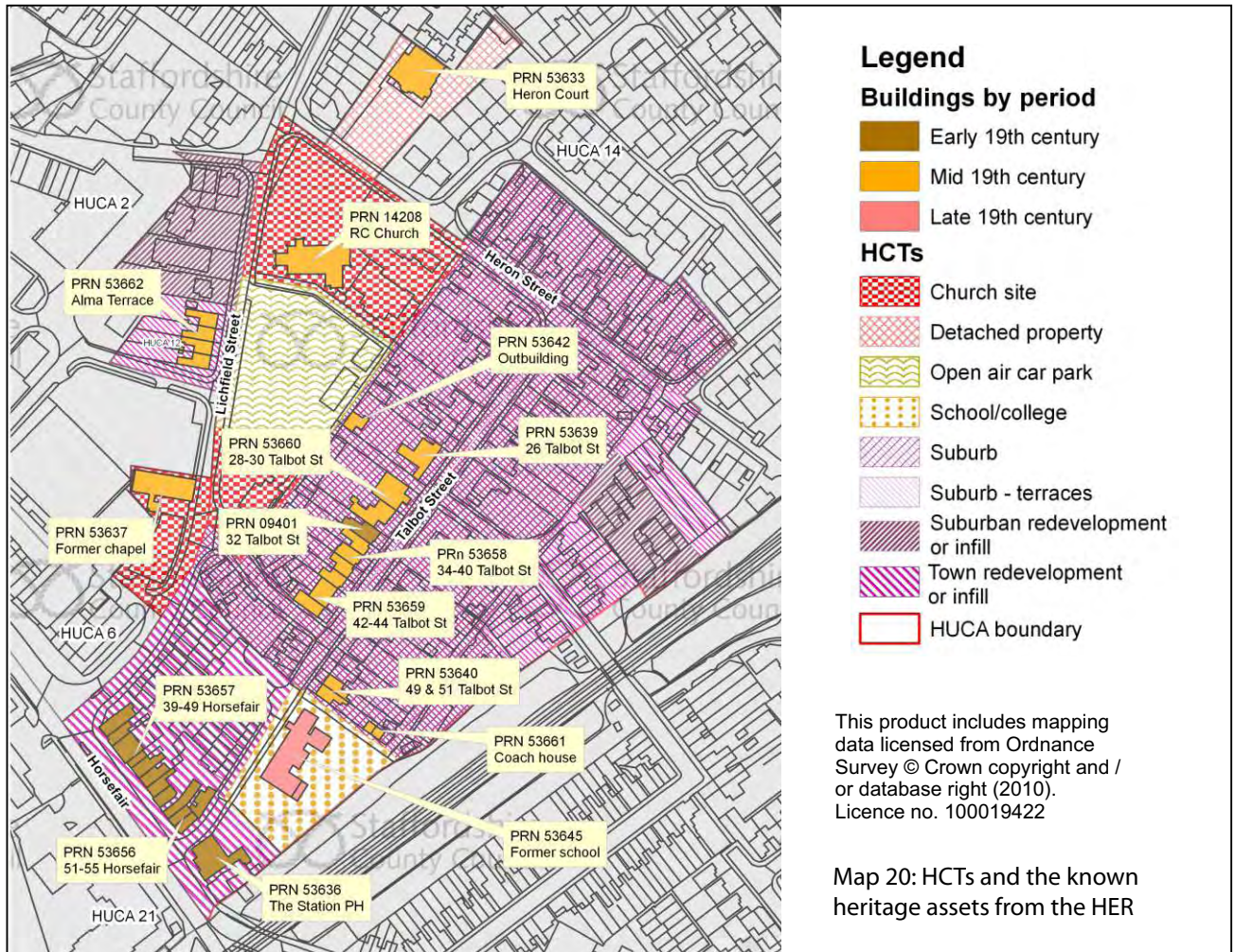
<p>Evidential value: The HUCA offers the opportunity to understand the activities at the limit of the town from the medieval period onwards through the investigation of below ground archaeological deposits. The early 20th century former school buildings contribute to an understanding of the history of education in the town.</p>	<p>Medium</p>
<p>Historical value: The legible heritage assets within the character area include the street pattern (Taylor's Lane and Bow Street) whose origins potentially date from the medieval period. The historic built environment comprises mostly large scale public buildings dating from the early 20th century.</p>	<p>Medium</p>
<p>Aesthetic value: Parts of the character area lie within two Conservation Areas (Church Street (124) and Rugeley Town Centre (051)) and any change should take account of the policies identified in the Conservation Area Appraisal documents³⁰⁹. The properties beyond its boundary provide a setting and consequently any changes within this area should seek the opportunity to enhance the existing character of the wider HUCA.</p>	<p>Medium</p>
<p>Communal value: The former school now forms part of a community venue; the remaining buildings are largely not accessible to the general public.</p>	<p>Low</p>

4.11.3 Recommendations

The assessment has identified a moderate historic and archaeological interest within the HUCA. This includes the potential for surviving below ground archaeological deposits, the unlisted historic buildings and the surviving historic street pattern.

- ◆ The sympathetic restoration or enhancement of the unlisted early 20th century buildings would strengthen the historic character and the quality of the wider townscape for the benefit of this and future generations (Bullet Point 10 of para 17 (Core planning principles) also paras. 126 and 131 of NPPF)³¹⁰.
- ◆ There is the potential for below ground archaeological deposits to survive within the HUCA. Where development may result in the loss of these heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance; this is supported in para. 128 of NPPF³¹¹.

4.12 HUCA 12 – Lichfield Street and Talbot Street



4.12.1 Statement of heritage significance

The character area had formed one of Rugeley's open fields in the medieval period, known as Hodgley (cf. 2.4.3.2 and map 20). The morphology of the later field system suggests that it was enclosed piecemeal during the post medieval period (cf. 2.5.2.2 and map 38 in Appendix 1). It is not known precisely when Lichfield Street was constructed, but it is marked upon mid 19th century historic maps. The morphology of both Heron Street and Talbot Street suggest 19th century origins and the fact that Lichfield Street leads into Talbot Street, may suggest the former is of a similar period. Horsefair lying to the south of the HUCA has at least medieval origins representing the main route to Lichfield (cf. 2.4.3.1, 2.4.6 and HUCA 6 for further information).

The significance of the character area to the wider Rugeley townscape has been acknowledged in the designation of the Talbot Street/Lichfield Street Conservation Area. Two Grade II Listed buildings are located within the character area; 32 Talbot Street and the Roman Catholic Church of St Joseph and St Etheldreda³¹². The latter is closely associated with the large brick built property opposite known as Heron Court which was constructed in 1851 by the co-founder of the church³¹³. From the early 20th century the property was utilised as a convent, which closed in

1963 (cf. 2.7.4.2)³¹⁴.

Two further churches lie within the HUCA; a former Wesleyan Methodist Chapel initially constructed in 1839³¹⁵ and St Paul's Church, which was built in the late 20th century upon the site of a 19th century school (map 20). A former school still survives on Talbot Street, built circa 1892, and is the only school dating to the 19th century to survive in Rugeley³¹⁶ (cf.2.6.2.1).

Map 20 indicates an area assigned HCT 'Town re-development or infill' along Horsefair. These properties appear to have early 19th century origins, although Yates' map of Staffordshire (1775) suggests that settlement may have existed in this area by the late 18th century. It is not currently clear whether settlement extended this far east along Horsefair in the medieval and post medieval periods. However, it is possible that these 19th century properties were re-built upon the site of earlier settlement or that elements of earlier structures may survive within the extant buildings. To the rear of the Horsefair frontage lies a further area of 'Town re-development or infill' which map 21 shows was constructed in the early 21st century. These properties were largely built upon the rear plots or gardens which existed by at least the 19th century.

The HUCA also contains two areas assigned HCT 'Suburban re-development or infill' (cf. maps 20 and 21) which both date to the late 20th century. The area to the west, comprising modern housing and fronting onto Lichfield Street, was constructed upon the site of 19th century properties. To the east the modern houses were built upon the site of an early 20th century clothing factory³¹⁷.

4.12.2 Built character

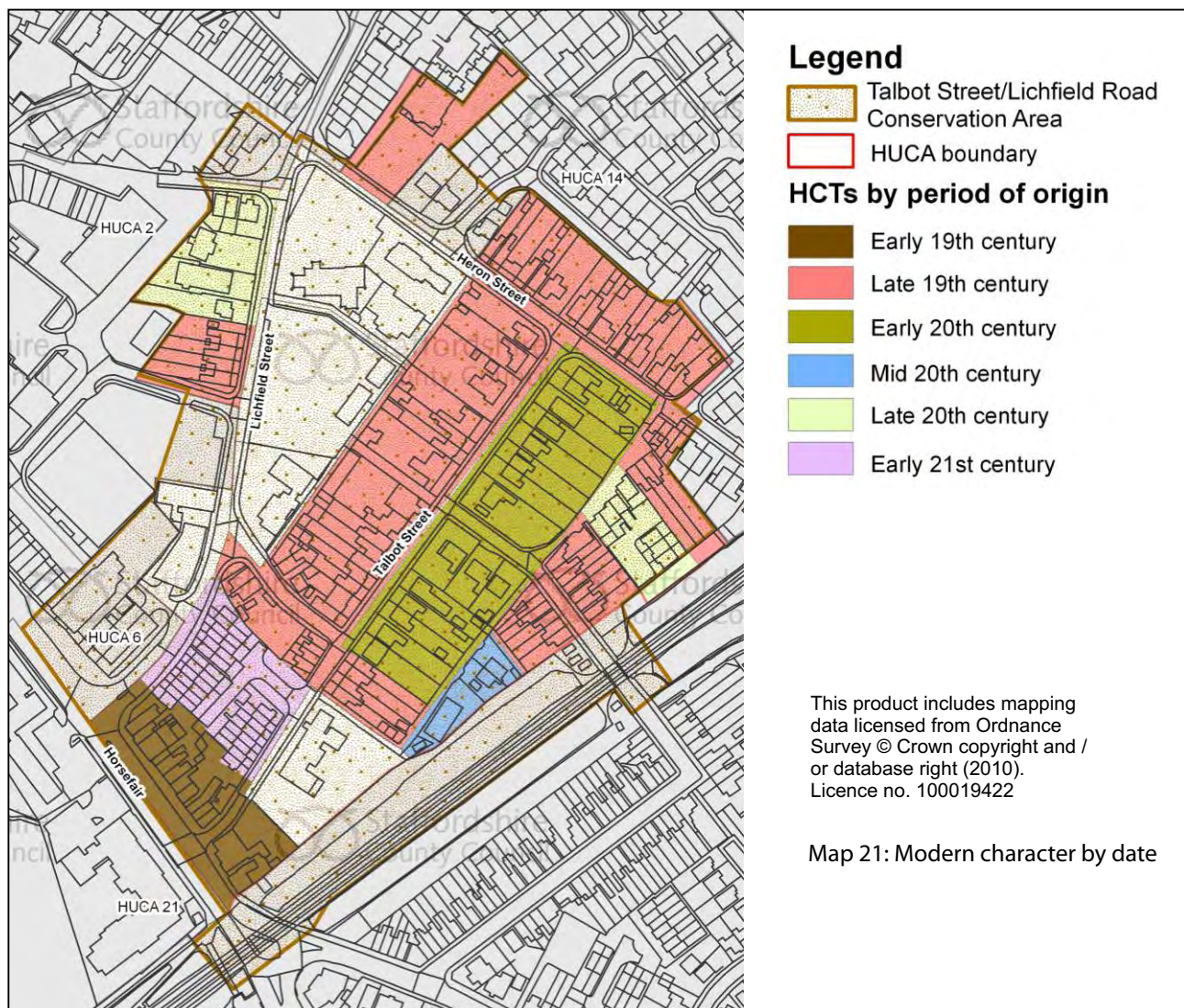
Map 21 reveals that the HUCA is largely contiguous with the Talbot Street/Lichfield Street Conservation Area. The character area is dominated by suburban development mostly dating from the late 19th and early 20th century and comprising large detached and semi detached brick built houses (map 21). Some of the houses are associated with surviving brick built coach houses which lie in the alleyways to the rear of the building plots³¹⁸. Within the HCTs shown on the modern character map there are individual properties of earlier date which have been highlighted within the Talbot Street/Lichfield Street Conservation Area appraisal³¹⁹. The housing is associated with a regular street pattern characteristic of 19th century suburban development.

Complimentary to the 19th century character are the non-residential buildings notably the Roman Catholic Church and the former school (map 20)³²⁰. The church steeple and the school bell tower have both been identified within the Conservation Area appraisal as important 'sky line' features within the wider townscape (plate 7 and 2.7.3.2)³²¹.

Three areas of late 20th and early 21st century re-development are also located within the HUCA as shown on both maps 20 and 21.

4.12.3 Heritage values:

<p>Evidential value: The range of historic buildings within the HUCA contributes to an understanding of the social and economic history of the town from the early 19th century onwards. There is the potential for below ground archaeological remains and the extant buildings to inform an understanding of the extent of the medieval and/or post medieval town along Horsefair.</p>	<p>Medium</p>
<p>Historical value: The historic built environment dominates the character of the HUCA and its extent is largely contiguous with Talbot Street/Lichfield Street Conservation Area. The character area also includes two Grade II listed buildings one of which, the Roman Catholic church steeple, is predominant within the wider townscape. The legibility of the differing housing types and the other associated buildings which served the community during the 19th and early 20th century enables the history of the HUCA to be read from street level.</p>	<p>High</p>
<p>Aesthetic value: The regular street pattern is largely the result of deliberate planning, although development along the streets was largely piecemeal and is typical of 19th century suburban development (cf. maps 20 and 21). The historic environment contributes strongly to the aesthetics of the HUCA and this is complemented by the designation of the Conservation Area and the two Grade II Listed buildings which are nationally important buildings. Change within the conservation area should take account of the policies identified in the Conservation Area Appraisal document³²².</p>	<p>High</p>
<p>Aesthetic value: The majority of the heritage within the HUCA can only be appreciated at street level. However, St Joseph and St Etheldreda Roman Catholic Church is likely to be valued within the community for both its historic and spiritual contributions.</p>	<p>Medium</p>



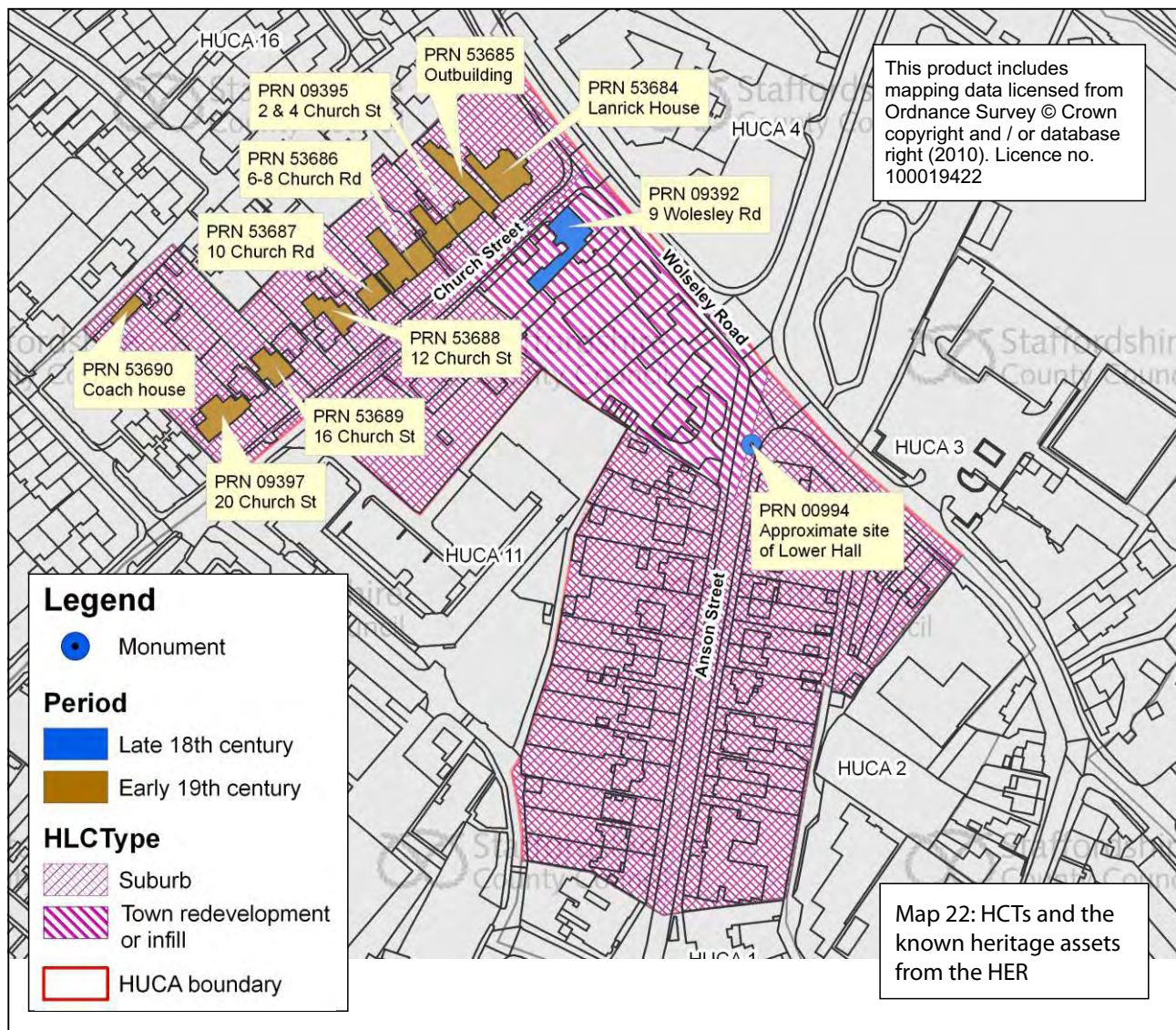
4.12.3 Recommendations

The assessment has identified considerable historic and archaeological interest within the HUCA relating in particular to the built environment. The historic significance of this area of early suburban expansion has been identified through the creation of the Talbot Street/Lichfield Street Conservation Area.

- ◆ A statement of significance will be required to assess the impact of any proposed development upon the historic environment as part of any planning application to be made within this HUCA (cf. para. 128 of NPPF)³²³.
- ◆ The sympathetic restoration or enhancement of the historic buildings, both Listed and unlisted, would strengthen the historic character and the quality of the wider townscape and the Conservation Area for the benefit of this and future generations (Bullet Point 10 of para 17 (Core planning principles) also paras. 126 and 131 of NPPF)³²⁴. The coach houses are of particular local historic interest. Undesignated historic buildings of particular local interest should be considered for the local list.

- ◆ Any planned development or significant change within the area of the Conservation Area should consult the Talbot Street/Lichfield Street Conservation Area Appraisal document and the Cannock Chase District Conservation Officer in the first instance. All of the designated heritage assets and their settings are covered under para. 132 of NPPF³²⁵.
- ◆ There is the potential for below ground archaeological deposits to survive within the HUCA. There is also the potential for the historic buildings to retain architectural elements which could inform their origins and function. Where development may result in the loss of these heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance; this is supported in para. 128 of NPPF³²⁶.
- ◆ Any appropriate development within this HUCA should look to improve the historic character and sense of place within the nearby public realm. Where this concerns work within a Conservation Area this may be achieved through consultation with the East Staffordshire Planning Department. Outside of designated Conservation Areas the SCC Historic Environment Team should be consulted. Reference should also be made to the joint English Heritage and Department of Transport volume entitled 'Streets for All: West Midlands' and where appropriate to the SCC 'Conservation in the Highways' document³²⁷.

4.13 HUCA 13 – North end of Church Street and Anson Street



4.13.1 Statement of heritage significance

The suburban development of the HUCA can be broadly dated to three periods originating in the early 19th century (cf. map 23). However, the earliest property within the HUCA is 9 Wolesley Road, a Grade II Listed building constructed in the late 18th century³²⁸. This house lies within the HCT 'Town re-development or infill' on map 22 which generally appears to have its origins in the early 19th century, but the definition of the HCT identifies the fact that this area was probably the site of earlier settlement. The documentary sources suggest that the medieval "Lower Hall", belonging originally to the Dean and Chapter at Lichfield and later to the Chetwynd family had stood in this vicinity (cf. 2.4.4 and 2.5.1.3)³²⁹. By the mid 18th century this property was being referred to as Rugeley Hall suggesting a quite prestigious complex (cf. 2.6.1.3).

Church Street itself may have existed by at least the late 16th century as a 'Church Way' is recorded in the 1570 survey, which may refer to this street³³⁰. One interpretation of this survey, however, has suggested that 'Church Way' may have originated as a lane into Churchfield along the line of Taylor's Lane³³¹. Development along Church Street dates to the early 19th century when large prestigious properties began to be constructed, with coach houses lying to the rear of the building plots accessed by Coach House Lane. The coach house to the rear of 20 Church Street survives within the HUCA³³².



Plate 18: 20-32 Anson Street (late 19th century).

Anson Street was inserted into the townscape during the late 19th century to link the town centre with Wolseley Road and the earliest houses, lying towards the town centre, date to this period. These properties are semi-detached with terracotta detailing on the facades (cf. plate 18). The remainder of the street had begun to be developed in the early 20th century (probably during the inter war period).

4.13.2 Built Character

The HUCA is dominated by two and three storied brick built detached and semi detached houses, which largely date to three periods of origin beginning in the early 19th century (map 23). The

importance of much of this HUCA to the character of the wider townscape has been identified in the designation of the Church Street Conservation Area (see maps 7 and 23 showing the coverage of the Conservation Area within the HUCA).

4.13.3 Heritage values:

<p>Evidential value: The range of historic buildings within the HUCA contributes to an understanding of the social and economic history of the town from the late 18th century onwards; representing suburban growth. There is the potential for archaeological deposits to survive associated with the site of “Lower Hall” although they may have been impacted by subsequent development.</p>	<p>Medium</p>
<p>Historical value: The historic built environment dominates the character of the HUCA, parts of which are covered by the Church Street Conservation Area. The character area also includes the Grade II listed dwelling at 9 Wolseley Road. The legibility of the differing periods of origins of the built environment within the suburbs of the HUCA enables the changes which have occurred over time to be read by the community.</p>	<p>High</p>
<p>Aesthetic value: Anson Street is the result of deliberate planning and the straightness of its line is testimony to this. The historic environment contributes strongly to the aesthetics of the HUCA and this is complemented by the designation of the Conservation Area. The properties beyond its boundary provide a setting and consequently any changes within this area should seek the opportunity to enhance the existing character of the wider HUCA. Change within the conservation area should take account of the policies identified in the Conservation Area Appraisal document³³³.</p>	<p>High</p>
<p>Communal value: The heritage assets of the character area can be only engaged with at street level.</p>	<p>Medium</p>

4.13.3 Recommendations

The assessment has identified considerable historic and archaeological interest within the HUCA relating in particular to the built environment, although there is also the potential for below ground archaeological deposits to survive. The HUCA lies within and adjacent to the Church Street Conservation Area.

- ◆ A statement of significance will be required to assess the impact of any proposed development upon the historic environment as part of any planning application to be made within this HUCA (cf. para. 128 of NPPF)³³⁴.
- ◆ The sympathetic restoration or enhancement of the historic buildings, both Listed and unlisted, would strengthen the historic character and the quality of the wider townscape and

³³⁵ Department for Communities and Local Government 2012. Web: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf>

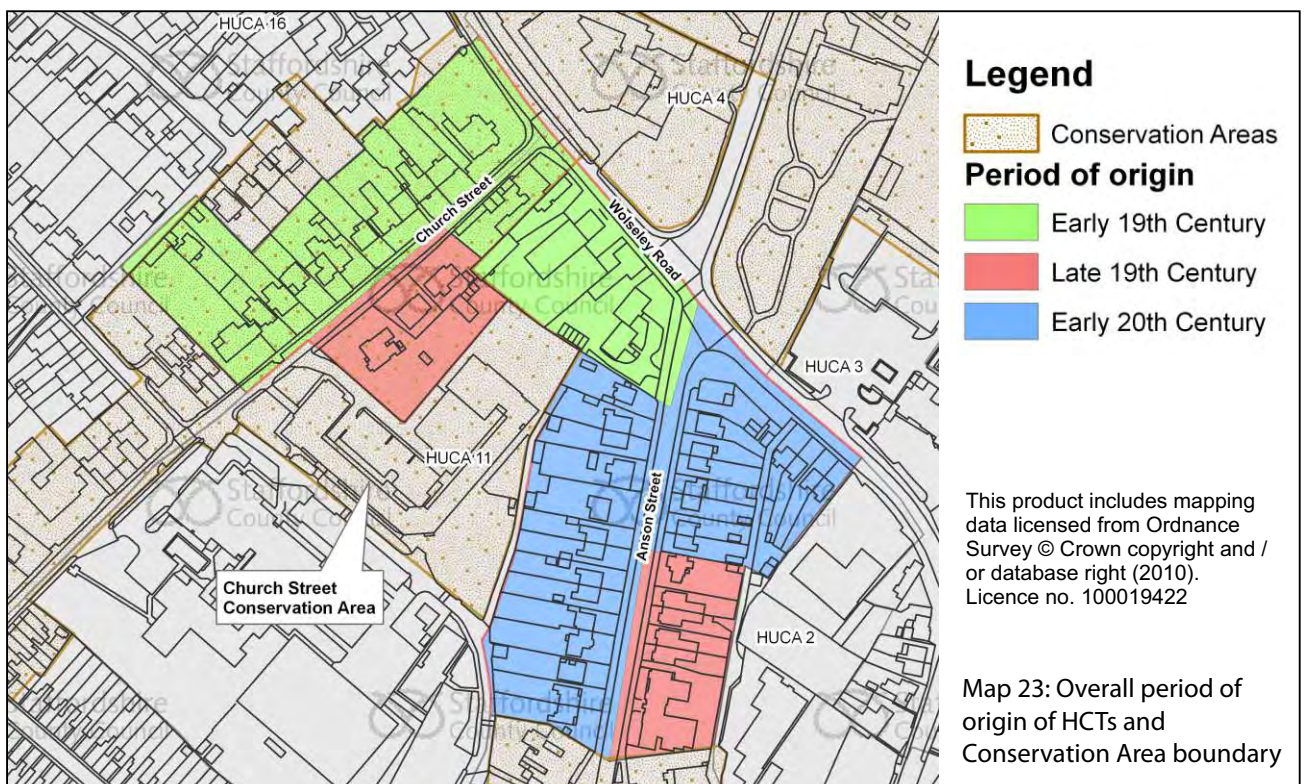
³³⁶ Ibid

³³⁷ Ibid

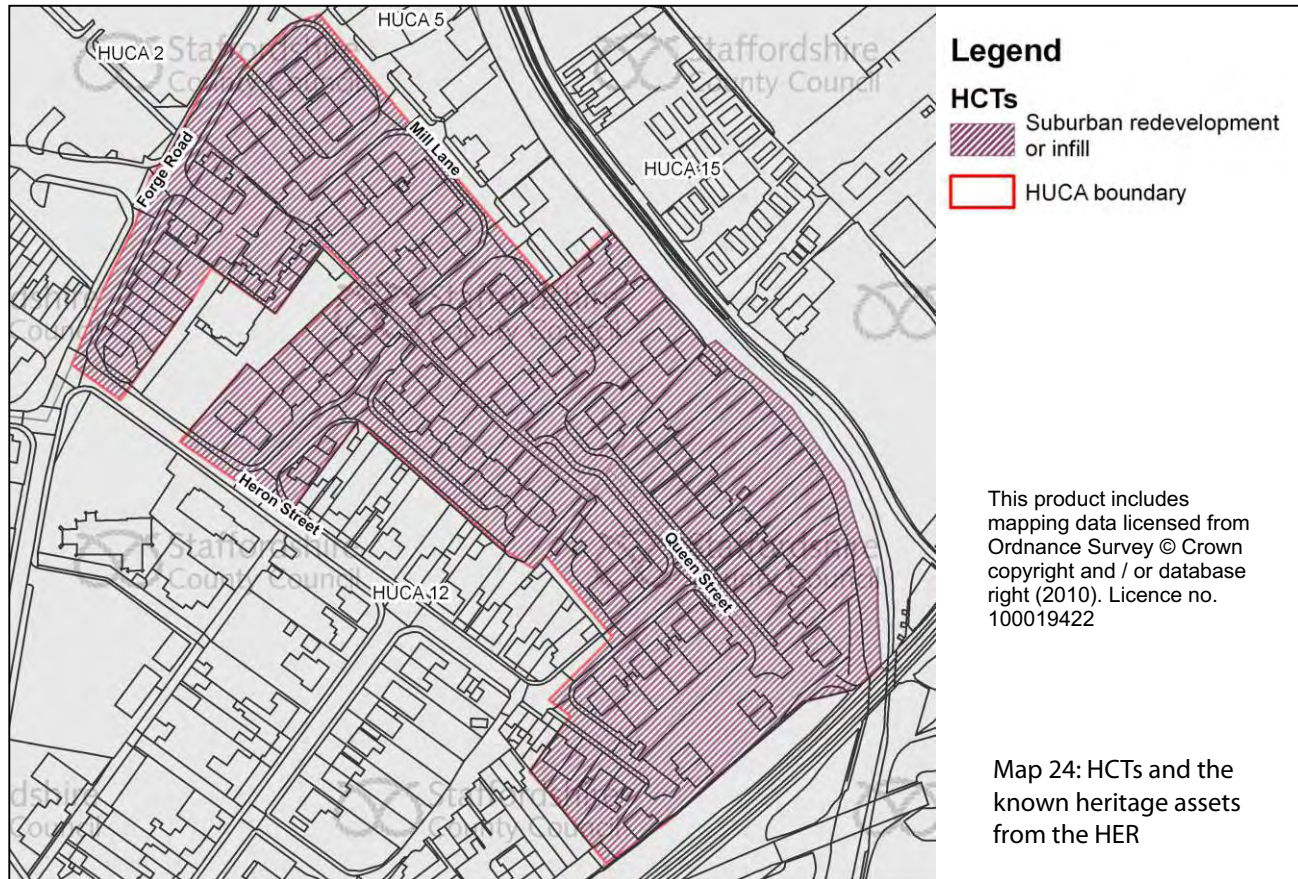
³³⁸ Staffordshire County Council. 2011. Web: <http://www.staffordshire.gov.uk/environment/eLand/HistoricEnvironment/BuiltEnvironment/ConservationintheHighwayGuidanceDocument2011.pdf>

the Conservation Area for the benefit of this and future generations (Bullet Point 10 of para 17 (Core planning principles) also paras. 126 and 131 of NPPF)³³⁵. Undesignated historic buildings of particular local interest should be considered for the local list.

- ◆ Any planned development or significant change within the area of the Conservation Area should consult the Church Street Conservation Area Appraisal document and the Cannock Chase District Conservation Officer in the first instance. All of the designated heritage assets and their settings are covered under para. 132 of NPPF³³⁶. The historic buildings beyond the Conservation Area also contribute significantly to the local sense of place and provide part of the setting to both the Church Street and Rugeley Town Conservation Areas.
- ◆ There is the potential for below ground archaeological deposits to survive within the HUCA. There is also the potential for the historic buildings to retain architectural elements which could inform their origins and function. Where development may result in the loss of these heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance; this is supported in para. 128 of NPPF³³⁷.
- ◆ Any appropriate development within this HUCA should look to improve the historic character and sense of place within the nearby public realm. Where this concerns work within a Conservation Area this may be achieved through consultation with the East Staffordshire Planning Department. Outside of designated Conservation Areas the SCC Historic Environment Team should be consulted. Reference should also be made to the joint English Heritage and Department of Transport volume entitled 'Streets for All: West Midlands' and where appropriate to the SCC 'Conservation in the Highways' document³³⁸.



4.14 HUCA 14 – Between Mill Lane and Heron Street³³⁹



4.14.1 Statement of heritage significance and built character

The character area is dominated by the HCT 'suburban redevelopment or infill' (map 24) which comprises domestic dwellings exhibiting a mix of scale and form. However, the overall regular street pattern, dating to the mid 19th century survives. Queen Street has been truncated by the 20th century redevelopment (plate 19).

The initial development of this character area occurred along the regular street pattern during the mid 19th century with the construction of small terraced houses. A foundry had been constructed in Heron's Nest Street by the early 20th century and earlier 19th century industrial sites may also have been present within the HUCA (plate 19).

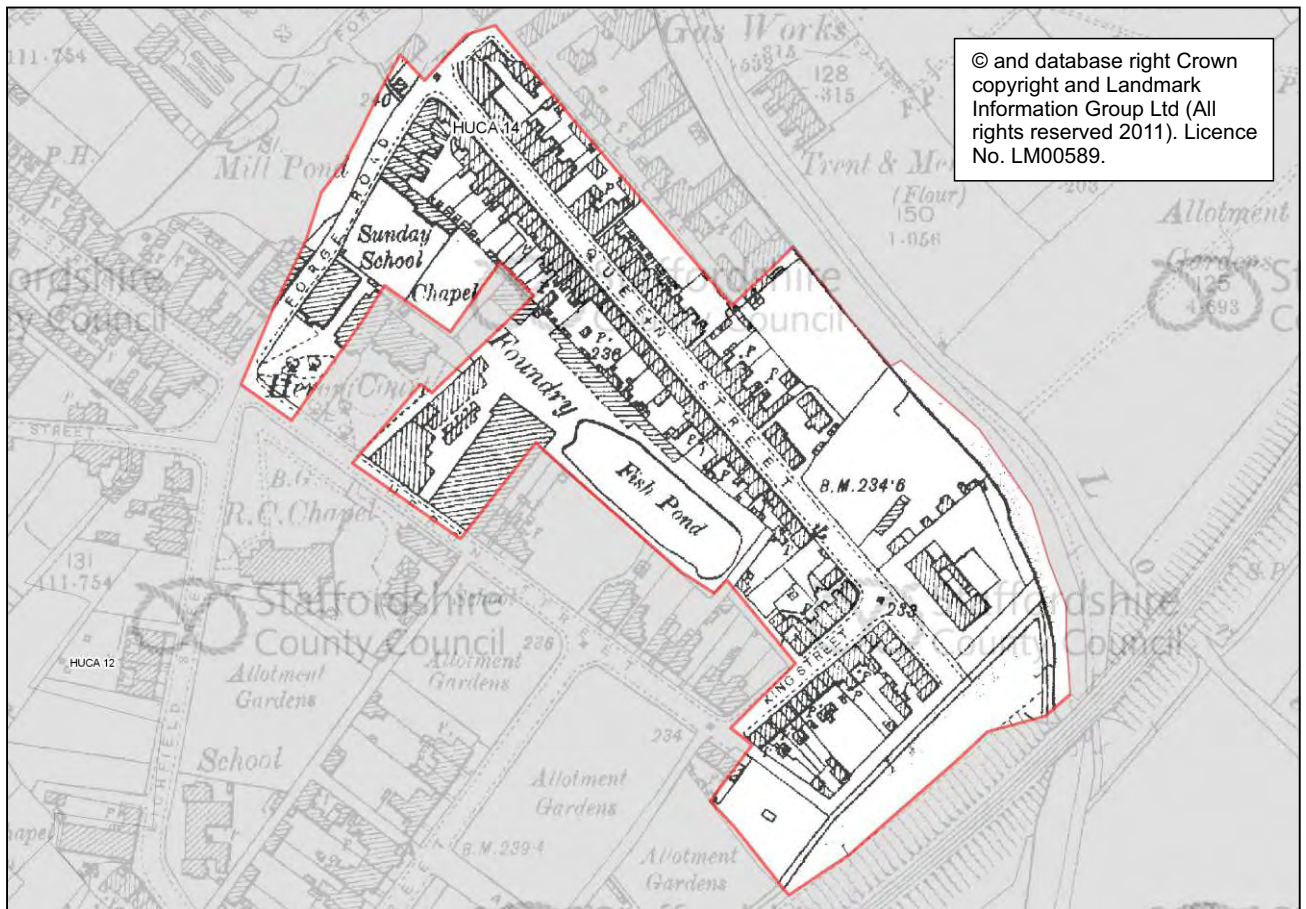


Plate 19: Second edition 25" OS map (1884)

4.14.2 Heritage values

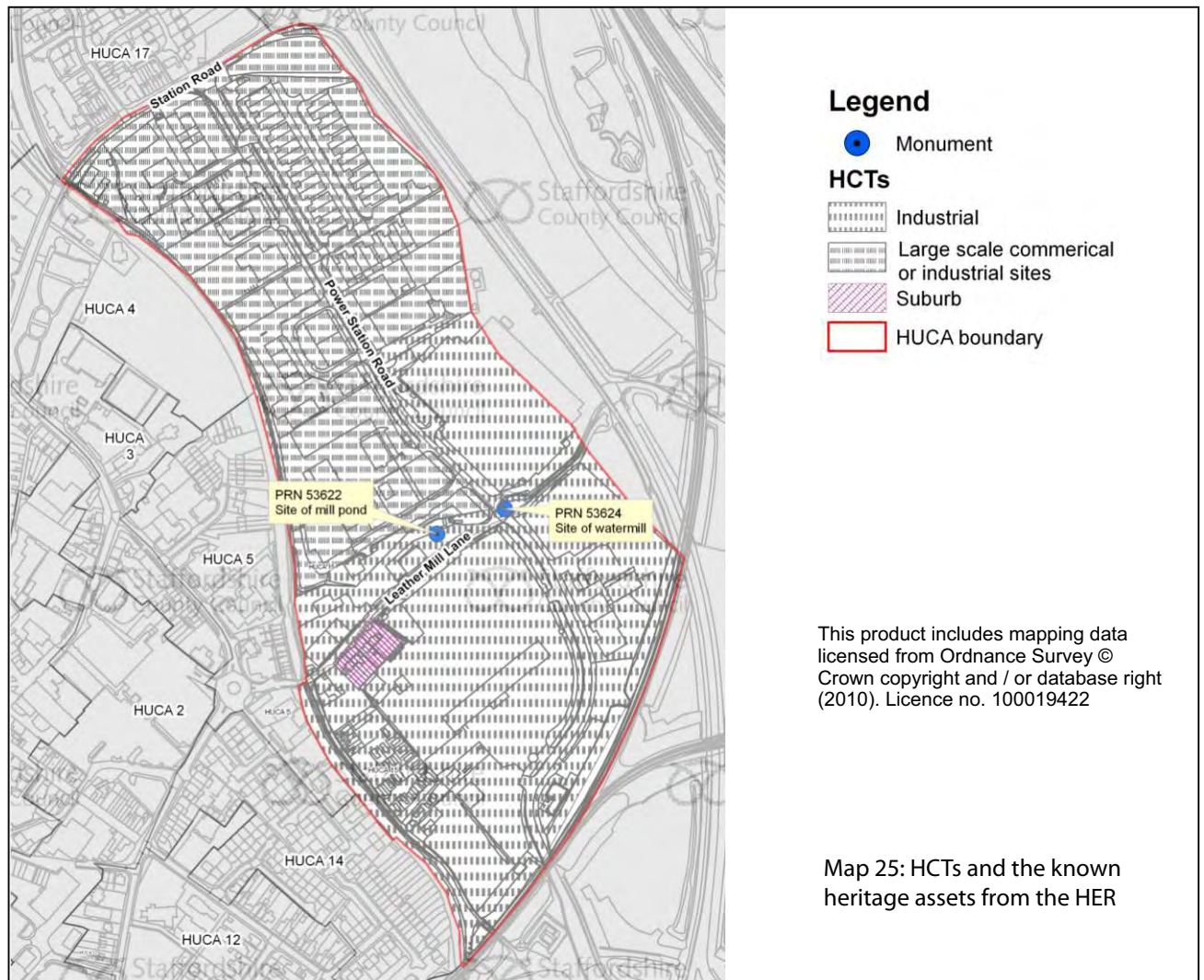
<p>Evidential value: There is the potential for below ground archaeological deposits to survive relating to industrial activity dating from the late 19th century. However, the intensive re-development within the character area may have reduced their potential to survive across much of the HUCA.</p>	Medium
<p>Historical value: The vestigial of the historic street pattern is the only legible heritage asset surviving within the character area and this has been impacted by the 20th century redevelopment.</p>	Low
<p>Aesthetic value: There are elements of planning in the surviving portion of Queen's Street although its truncation and redevelopment has compromised its legibility and consequently its contribution to the historic aesthetics of the townscape.</p>	Low
<p>Communal value: The character area has few legible heritage assets.</p>	Low

4.14.3 Recommendations

The historic interest of the HUCA largely relates to the below ground archaeological potential and the legibility of the history street pattern.

- ◆ There is the potential for below ground archaeological deposits to survive across the entire HUCA. Where development may result in the loss of these heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance; this is supported in para. 128 of NPPF³⁴⁰.

4.15 HUCA 15 – Power Station Road



4.15.1 Statement of heritage significance and built character

The character area lies within the Trent Valley and is dominated by industrial complexes of varying scale, but all dating to the late 20th century. The exception to this industrial landscape is the group of mid 20th century houses which stand on Leather Mill Lane.

Map 3 suggests that the southern portion of the HUCA had probably originated as part of one of the open fields belonging to Rugeley manor (cf. 2.4.3.2). Leather Mill Lane is likely to have originated as a field lane into the open field system. The remainder of the HUCA has been identified within the EUS project as comprising the HCT 'Miscellaneous floodplain fields' by at least the post medieval period (map 38 in Appendix 1). It is likely that these fields had served as meadow from the medieval period onwards.

A watermill is known to have existed along Leather Mill Lane by at least 1803, but had been demolished by the turn of the 20th century³⁴¹.

4.15.2 Heritage values:

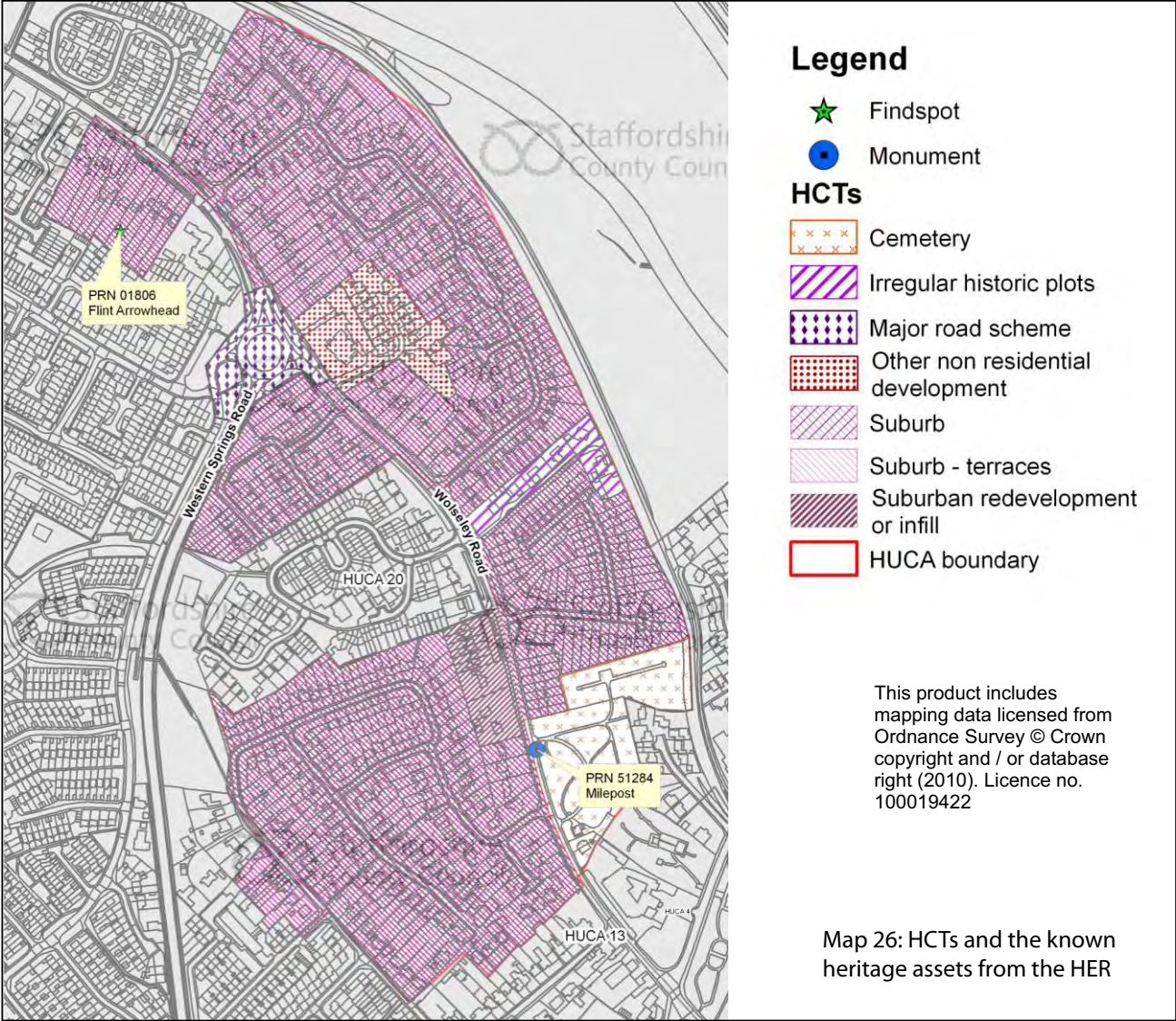
Evidential value: There are few heritage assets located within the character area. It is possible that archaeological deposits survive associated with the watermill which may elucidate its origins and function.	Low
Historical value: There are no legible heritage assets within the HUCA.	Low
Aesthetic value: The aesthetics comprise 20th century development.	Low
Communal value: There are few known heritage assets to enable community engagement.	Low

4.15.3 Recommendations

There are currently few recognised historic or archaeological interests within the HUCA.

- ◆ Overall there is a low potential for below ground archaeological deposits to survive within the HUCA. However, further research may alter our understanding of this potential and where development may be deemed to result in the loss of heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance. This is supported in para. 128 of NPPF.³⁴²

4.16 HUCA 16 – Wolseley Road



4.16.1 Statement of heritage significance and built character

The character area is comprised primarily of domestic dwellings mostly dating to the early and mid 20th century (map 27). The mid 20th century suburban expansion corresponds with the development of the Western Springs Road in the late 1950s and the associated construction of the large road roundabout (HCT 'Major road scheme' on map 26 and cf. 2.7.5.2). A number of early 20th century semi-detached properties fronting onto the western side of Wolseley Road (HCT 'Suburban redevelopment or infill' on map 26) represent the redevelopment of properties dating from the mid to late 19th century, although one detached house of this date also survives.

The cemetery to the south east of the HUCA lies adjacent to the churchyard of the medieval St Augustine's church (see HUCA 1) and has its origins in the mid 19th century.

The character area had largely formed part of one of Rugeley's medieval open fields, known as Churchfield (cf. 2.4.3.2 and map 3). The field system was gradually enclosed piecemeal during the post medieval period (cf. 2.5.2.2).

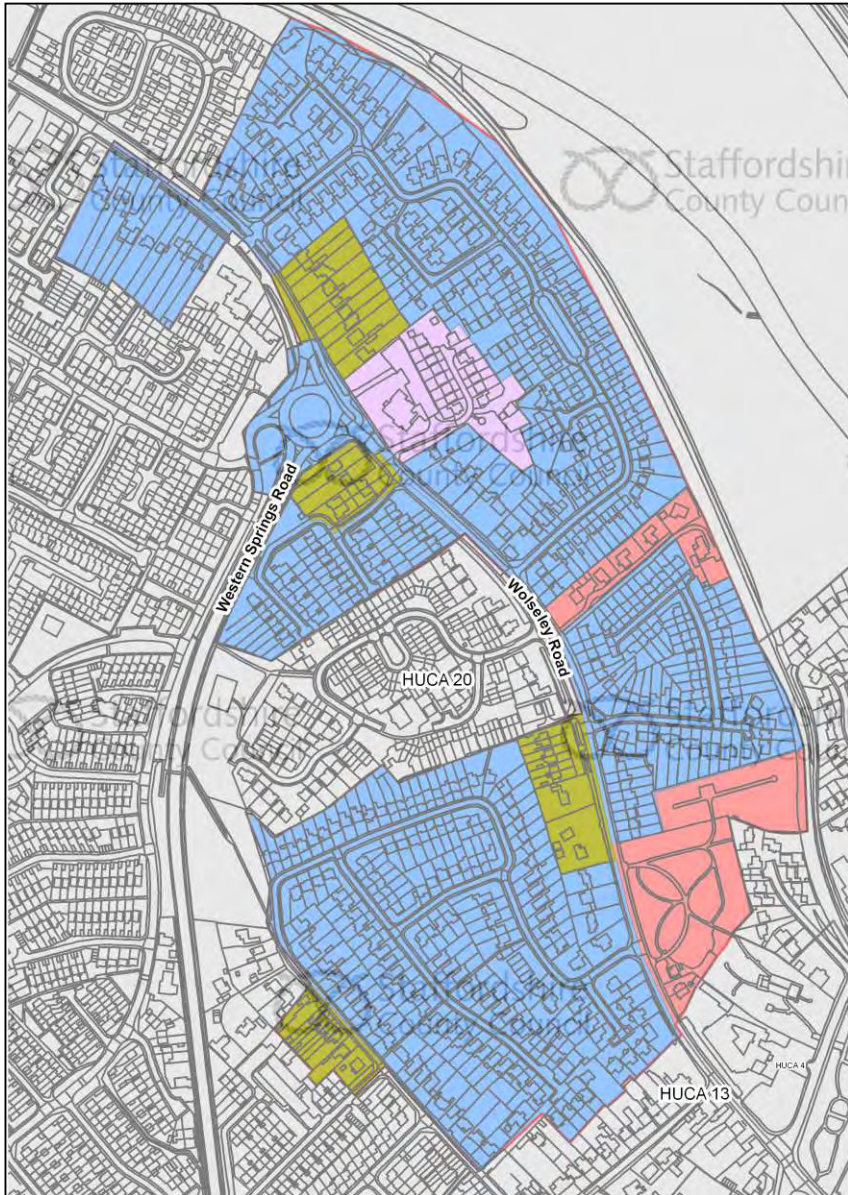
4.16.2 Heritage values:

<p>Evidential value: The line of Wolseley Road has at least medieval origins and continues to be the main route from Rugeley town centre to Stafford. The origins of the character area are primarily agricultural and the subsequent intensive development suggests that the potential for significant archaeological deposits to survive is low. The development of the suburbs throughout the 19th and 20th centuries contributes to an understanding of the social and economic history of the town as a whole.</p>	<p>Low</p>
<p>Historical value: There are a number of historic buildings surviving which appear to date from the 19th century. The legibility of the differing periods of origins of the built environment within the suburbs of HUCA enables the changes which have occurred over time to be read by the community.</p>	<p>Medium</p>
<p>Aesthetic value: The historic buildings contribute to the historic aesthetics of the townscape, but overall the predominant character is one of 20th century housing development.</p>	<p>Low</p>
<p>Communal value: The HUCA comprises mostly private domestic dwellings and from a heritage perspective its value is limited.</p>	<p>Low</p>

4.16.3 Recommendations

There are generally low historic and archaeological interests within the HUCA with the exception of the surviving 19th century properties.

- ◆ The sympathetic restoration or enhancement of the historic buildings would strengthen the historic character and the quality of the wider townscape for the benefit of this and future generations (Bullet Point 10 of para 17 (Core planning principles) also paras. 126 and 131 of NPPF)³⁴³. Historic buildings of particular local interest should be considered for the local list.



Legend

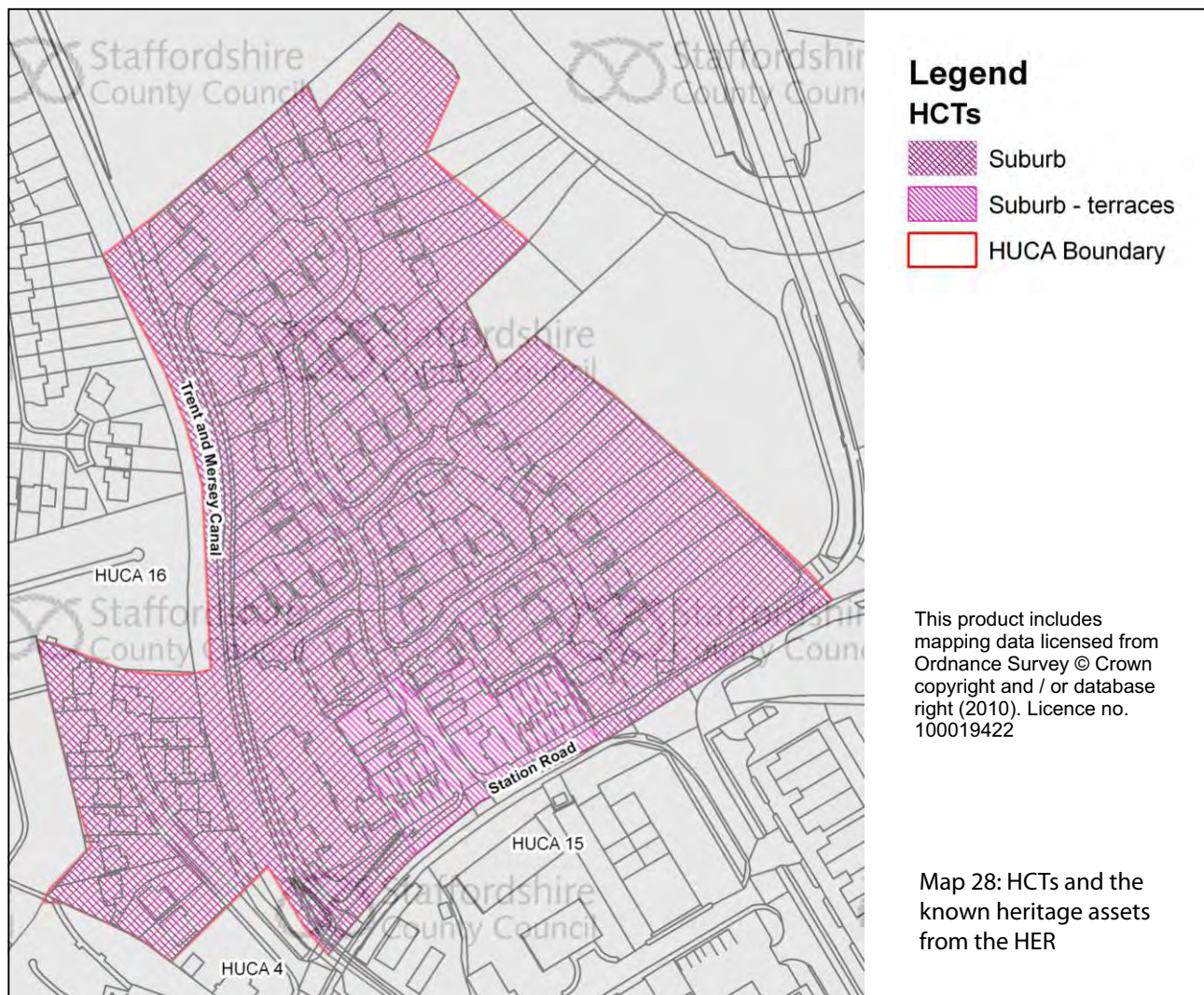
Period of origin

- Late 19th century
- Early 20th century
- Mid 20th century
- Early 21st century
- HUCA boundary

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Map 27: Modern character by period of origin.

4.17 HUCA 17 – North west of Station Road



4.17.1 Statement of heritage significance and built character

The HUCA had comprised one of Rugeley's open fields during the medieval period, which documentary sources suggest may have been Churchfield (cf. (cf. 2.4.3.2 and map 3). During the post medieval period the landscape was enclosed piecemeal through the agreement of landowners.

Station Road leads down the hill from the site of the churches (cf. HUCA 4) to Colton Mill Bridge over the River Trent. The road leads to Colton Mill Bridge, which existed by the mid 17th century, and may have been the location of a ford in the medieval period (cf. 2.4.5, 2.5.5, 2.6.4.1)³⁴⁴.

The earliest development within the HUCA comprises the 'Suburb – terraces' on map 28. The remaining 'Suburbs' were constructed upon the surviving field system in the late 20th century.

4.17.2 Heritage values:

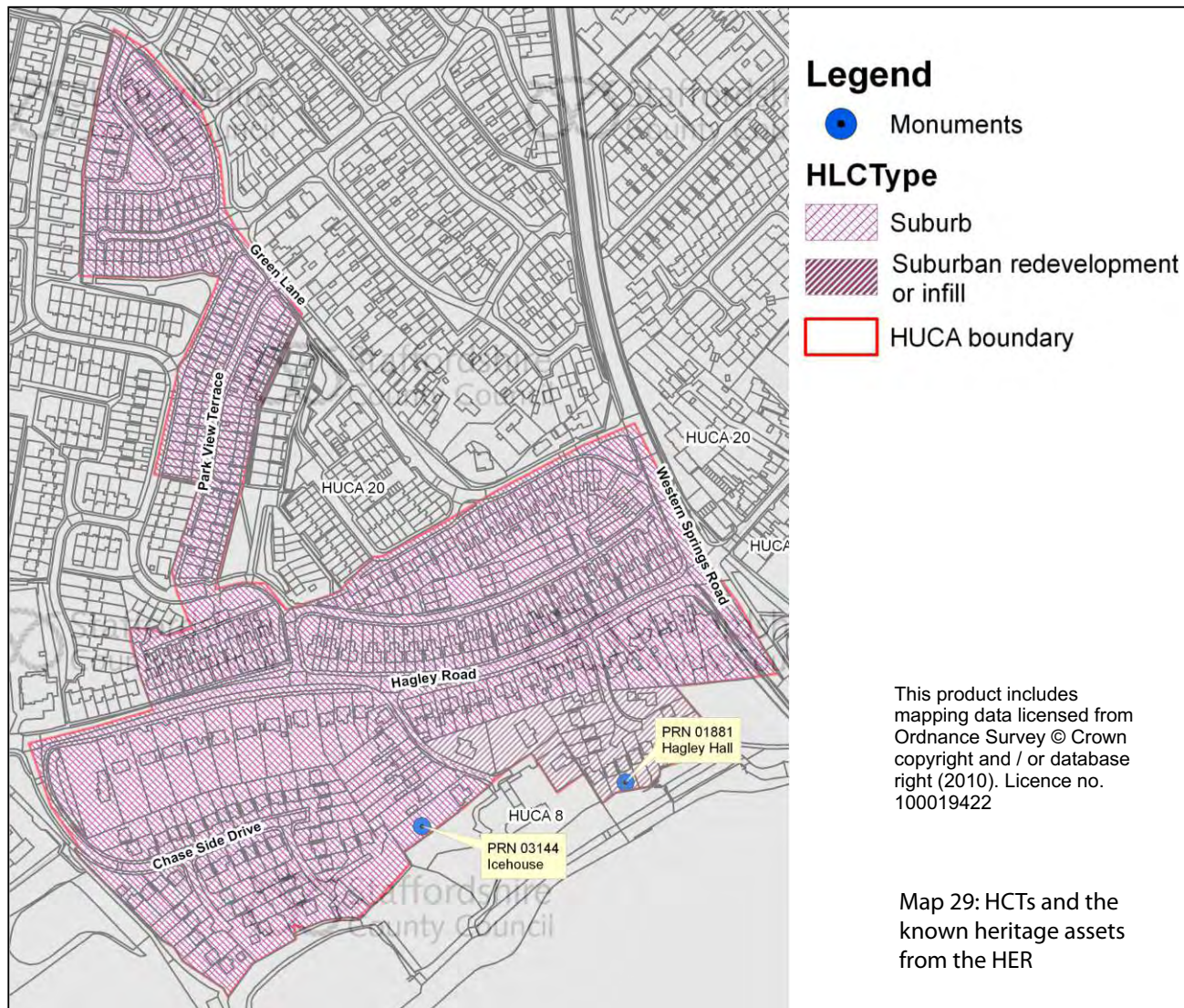
<p>Evidential value: The HUCA largely comprised agricultural land prior to the late 20th century and the later intensive housing development suggests that there are few opportunities for archaeological deposits to be recorded. The terraced houses could contribute to an understanding of the town's social and economic development from the 19th century.</p>	<p>Medium</p>
<p>Historical value: The surviving 19th century terraces contribute to the legibility of Rugeley's suburban development from the 19th century onwards.</p>	<p>Medium</p>
<p>Aesthetic value: Both the terraces and the late 20th century suburbs were the result of planning, but from a heritage perspective their values is limited.</p>	<p>Low</p>
<p>Communal value: The HUCA comprises mostly private domestic dwellings and from a heritage perspective its value is limited.</p>	<p>Low</p>

4.17.3 Recommendations

There are generally low historic and archaeological interests within the HUCA with the exception of the surviving 19th century properties.

- ◆ The sympathetic restoration or enhancement of the historic buildings would strengthen the historic character and the quality of the wider townscape for the benefit of this and future generations (Bullet Point 10 of para 17 (Core planning principles) also paras. 126 and 131 of NPPF)³⁴⁵. Historic buildings of particular local interest should be considered for the local list.

4.18 HUCA 18 – Hagley Road, Green Lane and Park View Terrace



4.18.1 Statement of heritage significance and built character

The character area is dominated by the suburban growth of Rugeley throughout the 20th century (see map 30). The earliest of these suburbs are the mostly two storied semi-detached properties which were constructed in the early 20th century and are concentrated along the north side of Hagley Road, Green Lane and Park View Terrace (cf. maps 29 and 30). To the south of the Hagley Road the suburbs are comprised of large detached properties dating to the mid 20th century (map 30). This area of housing had formed part of the Hagley estate along with the HCT 'Suburban redevelopment or infill' (map 29) which was constructed upon the site of Hagley Hall³⁴⁶. The hall had been located here since at least the 17th century. It was remodelled in the late 18th century and at a similar date the landscape park was laid out (cf. 2.5.1.2, 2.6.1.2 and maps 42 to 46 in Appendix 1). Hagley Hall was demolished in two sections, the first being carried out in 1932 and the second in the 1980s when the current houses were presumably constructed³⁴⁷. Chase Side Drive was probably constructed at a similar period upon part of the

landscape park. Also associated with the Hagley estate is the icehouse, although it is not known whether this feature survives³⁴⁸. A surviving late 18th century stable block survives in HUCA 8.

4.18.2 Heritage values:

<p>Evidential value: The HUCA largely comprised agricultural land prior to the early 20th century and the later intensive housing development suggests that there are few opportunities for archaeological deposits to be recorded. The exception is the area of Hagley Hall where potential for remains may survive, which could add to our understanding of the development of this site and whether its origins are medieval.</p>	<p>Medium</p>
<p>Historical value: Hagley Road and Green Lane are likely to follow the line of historic routes, possibly dating from at least the medieval period. However, there are few other legible heritage assets known to survive within the HUCA.</p>	<p>Low</p>
<p>Aesthetic value: From a heritage perspective the aesthetic values of the HUCA are low.</p>	<p>Low</p>
<p>Communal value: The HUCA comprises mostly private domestic dwellings and from a heritage perspective its value is limited</p>	<p>Low</p>

4.18.3 Recommendations

There are currently few recognised historic or archaeological interests within the HUCA.

- ◆ There is the potential for below ground archaeological deposits to survive within the HUCA. Where development may result in the loss of these heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance; this is supported in para. 128 of NPPF³⁴⁹.



Legend

Period of origin

- Early 20th century
- Mid 20th century
- Late 20th century
- HUCA boundary

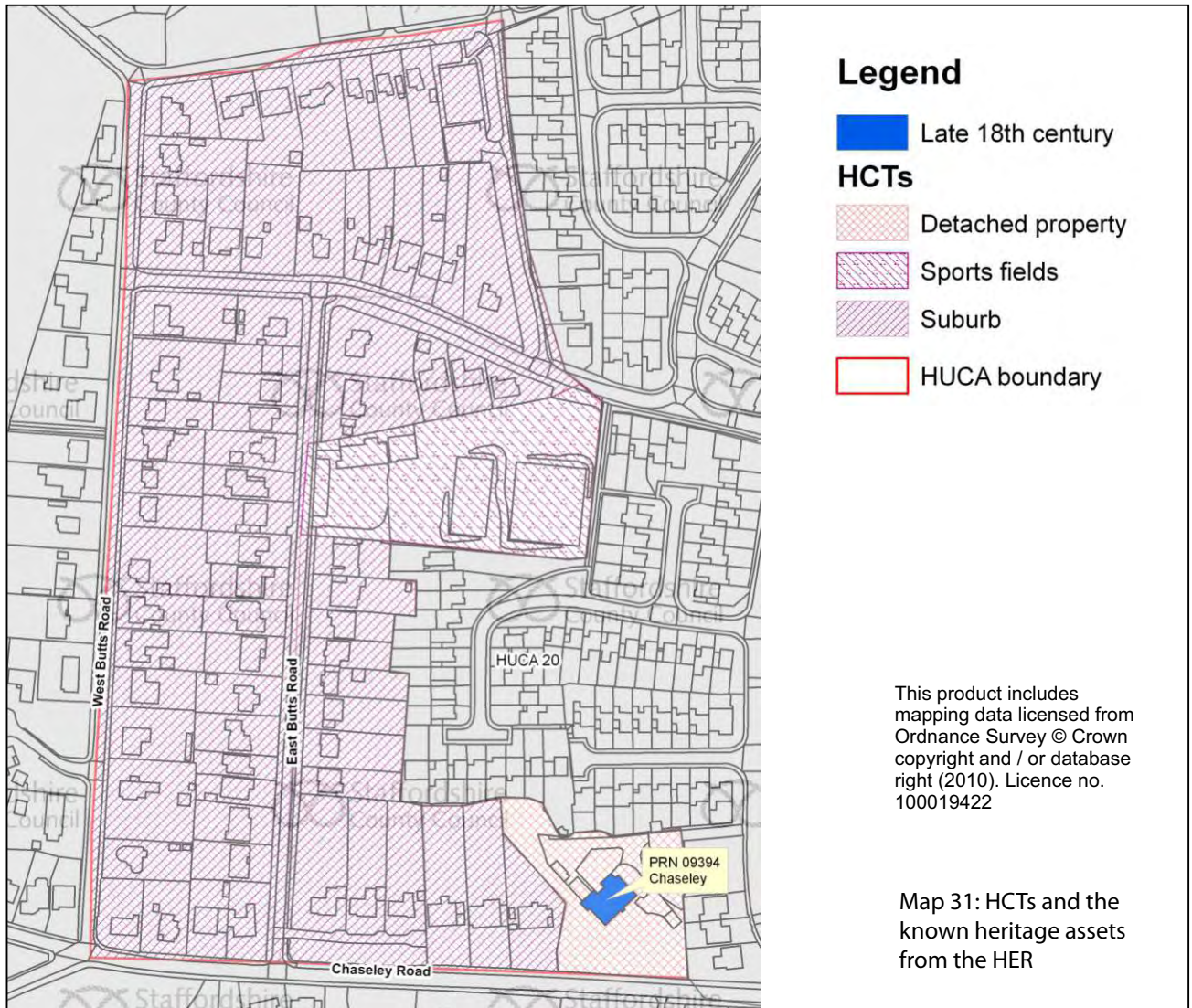
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Map 30: Modern character by period of origin.

³⁵⁰ Yates' 1775 map of Staffordshire

³⁵¹ 'Planned enclosure': where the field morphology of straight boundaries suggests enclosure by a surveyor creating a geometrical pattern. Often associated with Acts of Parliament to enclose.

4.19 HUCA 19 – South of Etchinghill



4.19.1 Statement of heritage significance and built character

The character area is dominated by large detached houses situated along West Butts Road, East Butts Road and Chaseley Road (map 31). The earliest properties within the HCT 'Suburbs' on map 31 date to the early 20th century although further properties were constructed along both West Butts Road and East Butts Road during the mid to late 20th century infilling the vacant plots (see also map 32 below). Further blocks of housing also date to the mid and late 20th century (map 32).

The character area had formed part of Cannock Chase in the medieval period, probably being dominated by heath as it was by the late 18th century³⁵⁰. The east of the character area was enclosed during the early 19th century as 'planned enclosure'³⁵¹ (see map 40 in Appendix 1).

The remainder of the character area was included under an Act of Parliament (1885) to enclose the open heath land in Rugeley parish. However, fields do not appear to have been created, instead East Butts Road and West Butts Road were laid out and building plots created.

The property known as 'Chaseley' dates to the late 18th century and has been designated as a Grade II listed building³⁵². It had opened as the parish workhouse by May 1780 (cf. 2.6.2.2)³⁵³.

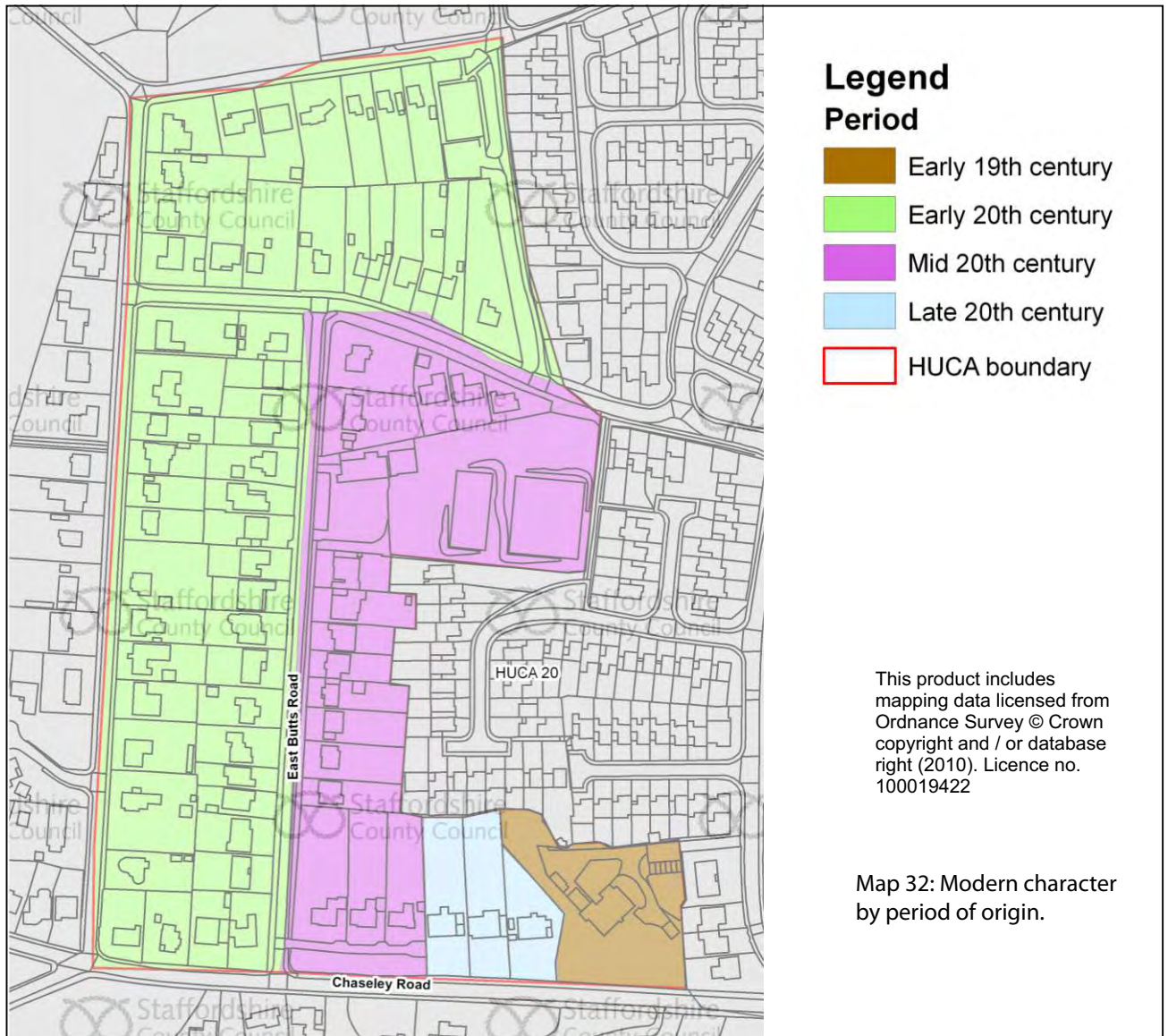
4.19.2 Heritage values:

<p>Evidential value: 'Chaseley' represents the beginning of development within the HUCA and is an important part of the social history of the town. The area had seen little development or agricultural activity until the early 20th century. However, the later intensive development within the HUCA would suggest that few opportunities exist for archaeological deposits to be recorded.</p>	<p>Medium</p>
<p>Historical value: The origins of the character area as part of the growth of Rugeley from the early 20th century are apparent in the street pattern and many of the earlier properties. 'Chaseley' represents the legible remains of the late 18th/early 19th century poor law system.</p>	<p>Medium</p>
<p>Aesthetic value: The development of the individual buildings was carried out on a piecemeal basis, but the framework of the street pattern was clearly planned in one event. This straight street pattern, on the very edge of Rugeley, is distinctive in the wider suburbs; the adjacent late 20th century street pattern (in HUCA 20) is dominated by short curved cul-de-sacs.</p>	<p>Medium</p>
<p>Communal value: The HUCA comprises mostly private domestic dwellings and from a heritage perspective its value is limited.</p>	<p>Low</p>

4.19.3 Recommendations

There is a moderate historic and archaeological interest within the HUCA relating to the built environment and the historic street pattern

- ◆ The sympathetic restoration or enhancement of the historic buildings, both Listed and unlisted, would strengthen the historic character, which includes the street pattern, and the quality of the wider townscape for the benefit of this and future generations (Bullet Point 10 of para 17 (Core planning principles) also paras. 126 and 131 of NPPF). Historic buildings of particular local interest could be considered for the local list.
- ◆ Where alterations or changes are proposed to historic buildings, whether Listed or not, within the Conservation Area the applicant should consult with the Cannock Chase District Conservation Officer in the first instance. All of the designated heritage assets and their settings are covered under para. 132 of NPPF.

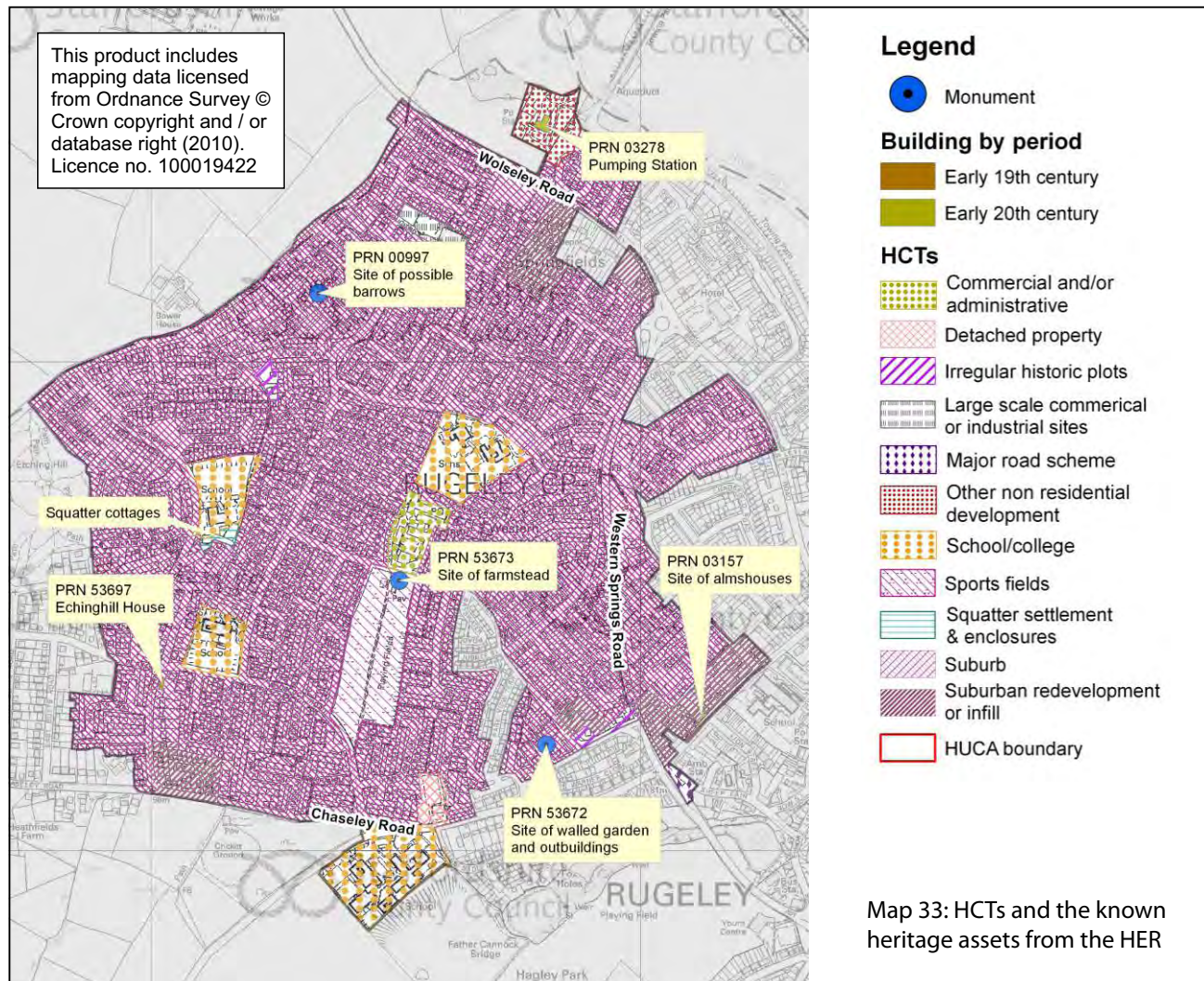


4.19.3 Recommendations

There is a moderate historic and archaeological interest within the HUCA relating to the built environment and the historic street pattern.

- ◆ The sympathetic restoration or enhancement of the historic buildings, both Listed and unlisted, would strengthen the historic character, which includes the street pattern, and the quality of the wider townscape for the benefit of this and future generations (Bullet Point 10 of para 17 (Core planning principles) also paras. 126 and 131 of NPPF)³⁵⁴. Historic buildings of particular local interest could be considered for the local list.
- ◆ Where alterations or changes are proposed to historic buildings, whether Listed or not, within the Conservation Area the applicant should consult with the Cannock Chase District Conservation Officer in the first instance. All of the designated heritage assets and their settings are covered under para. 132 of NPPF³⁵⁵.

4.20 HUCA 20 – North western suburbs



4.20.1 Statement of heritage significance and built character

This is the largest of the Rugeley character areas and represents the main suburban growth around the town of Rugeley which mostly occurred during the late 20th century (map 34). This growth is partly associated with the construction of Western Springs Road in the late 1950s, which allowed this area to be linked to the road network. The construction of this road was also important to the survival of the historic core of the town represented by HUCA 1 (cf. 2.7.5.1).

The earliest suburbs comprising short runs of houses along pre-existing roads which date to the early and mid 20th century (map 34). However, one of the earliest surviving domestic dwellings is Etchinghill House dating to at least the early 19th century³⁵⁶.

During the medieval period the character area had mostly comprised one of Rugeley's open fields except to the far west where the heathland of Cannock Chase impinged (cf. map 3). The enclosure of this landscape probably occurred piecemeal during the post medieval period through agreement between landowners. A farmstead had been established towards the centre

of the HUCA by at least the late 19th century³⁵⁷. The land near the junction of Chaseley Road and the Hagley Road appears to have belonged to the Hagley estate as a walled garden and associated outbuildings have been identified on historic maps. These are likely to have been built to serve Hagley Hall³⁵⁸.

The heathland that once existed to the far west of the HUCA, was also gradually enclosed a process which was largely complete by the turn of the 19th century (compare maps 40 and 42 in Appendix 1). This landscape was one of small squatter enclosures and scattered cottages two of which survive to the south of Etchinghill primary school and are probably of at least early 19th century date (map 34).

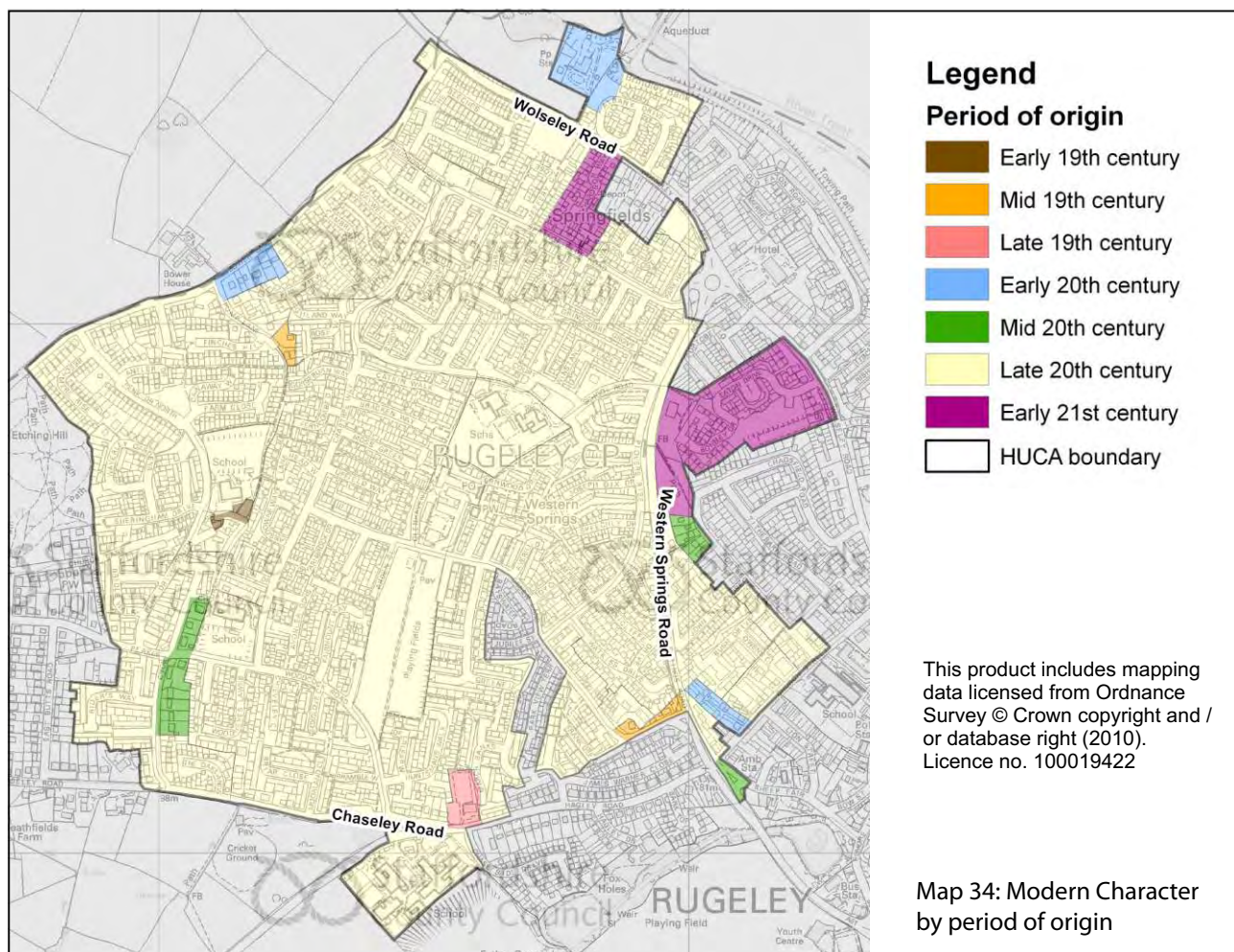
The surviving pumping station, built by the South Staffordshire Water Company between 1902 and 1907, has been designated as a Grade II* Listed building and lies to the far north of the HUCA³⁵⁹.

4.20.2 Heritage values:

<p>Evidential value: Several historic buildings survive from the period when this area was comprised of fields and squatter enclosures. The former squatter cottages in particular, although they may have been substantially altered to suit modern living, contribute to an understanding of the way in which the landscape had been utilised in the past. The Grade II* pumping house contributes to an understanding of how water was provided to households during the early 20th century, not just in Rugeley. It also represents one of a number of such buildings which survive across Staffordshire.</p>	<p>Medium</p>
<p>Historical value: There are a number of legible heritage assets, comprising historic buildings, pre-dating the suburban expansion within the character area which contribute to an understanding of the historic depth of the character area and its origins; the squatter cottages in particular. They also include the Grade II* Listed pumping station, which is of national importance. Several roads are likely to have their origins in the medieval period (Wolseley Road and Chaseley Road in particular) and their routes are legible in the townscape. Western Springs Road was conceived as an early by-pass to the town centre connecting the road from Stafford to Lichfield and facilitated the suburban development of the HUCA.</p>	<p>Medium</p>
<p>Aesthetic value: The character of the area is the result of a series of large scale housing developments associated with various services the largest of which are represented by the schools. The historic buildings, particularly the Grade II* listed pumping house make positive contributions to the aesthetics of the character area, but otherwise from a heritage perspective the value is low.</p>	<p>Low</p>

Communal value: The HUCA comprises mostly private domestic dwellings of which the majority have their origins in the late 20th century.

Low

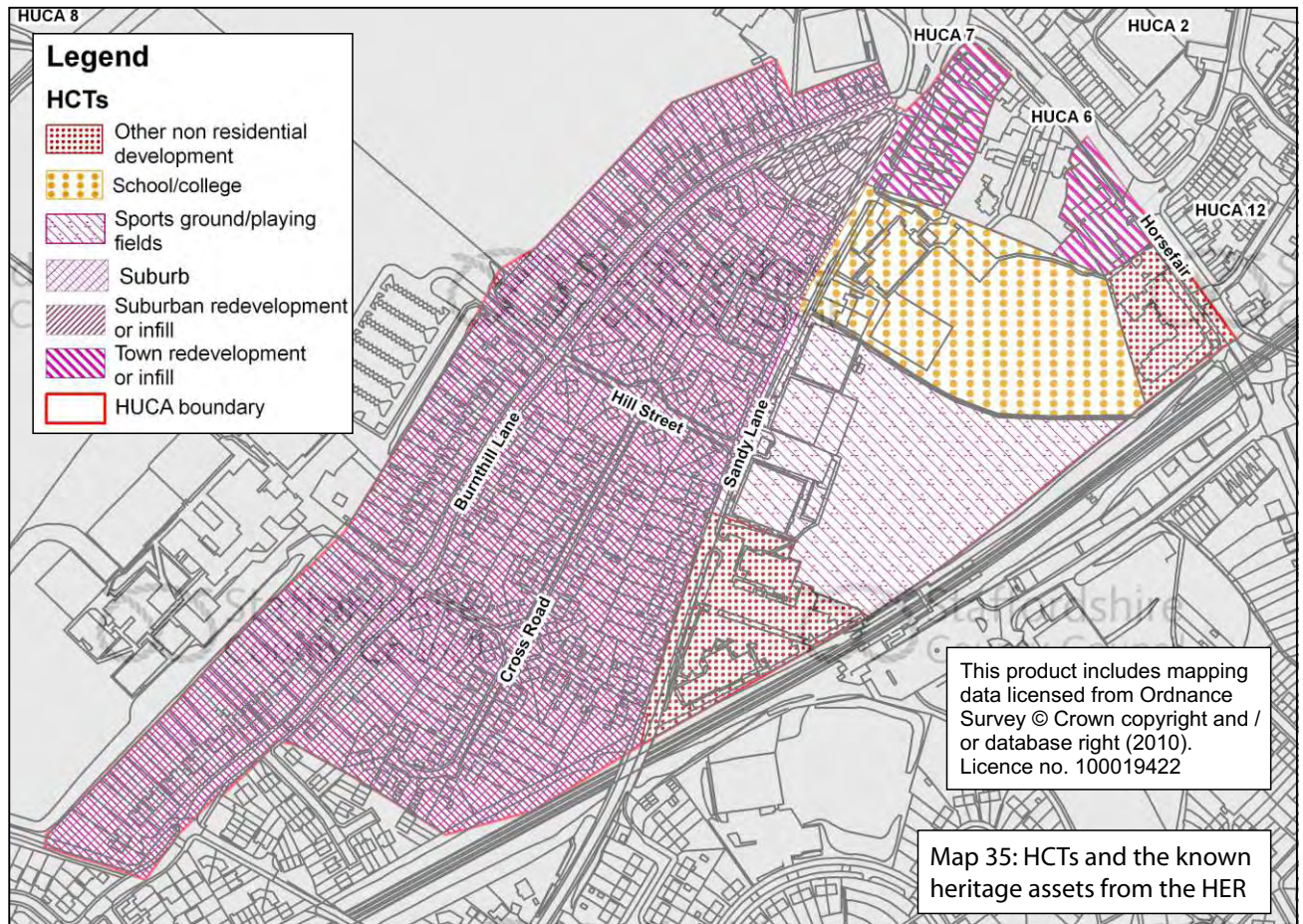


4.20.3 Recommendations

There is a moderate historic and archaeological interest within the HUCA relating to the built environment and the historic street pattern.

- ◆ The sympathetic restoration or enhancement of the historic buildings, both Listed and unlisted, would strengthen the historic character and the quality of the wider townscape for the benefit of this and future generations (Bullet Point 10 of para 17 (Core planning principles) also paras. 126 and 131 of NPPF)³⁶⁰. Historic buildings of particular local interest should be considered for the local list.
- ◆ Where alterations or changes are proposed to historic buildings, whether Listed or not, within the Conservation Area the applicant should consult with the Cannock Chase District Conservation Officer in the first instance. All of the designated heritage assets and their settings are covered under para. 132 of NPPF³⁶¹.

4.21 HUCA 21 – Burnthill Lane, Sandy Lane and south of Horsefair



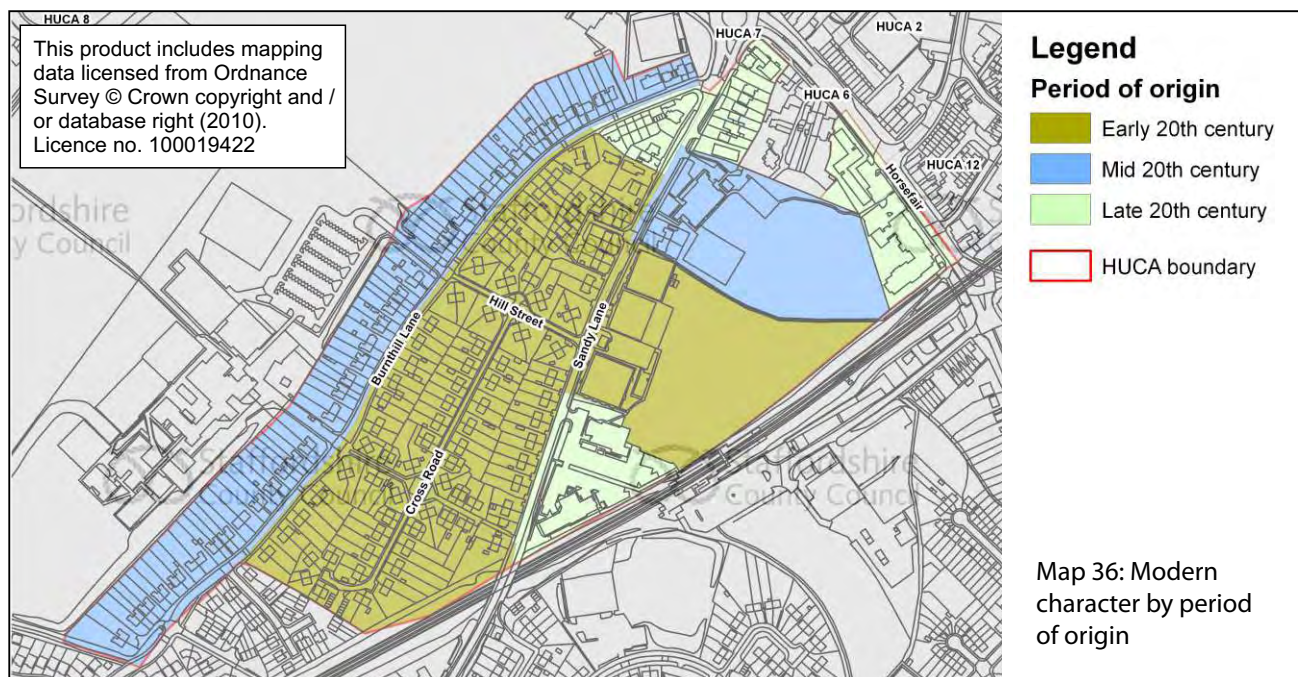
4.21.1 Statement of heritage significance and built character

The character area is dominated by mid 20th century semi-detached houses to the west of Sandy Lane with a school and playing field of similar origin to the east of this lane (map 36). The areas of 'Suburban re-development or infill' and 'Town re-development or infill' on map 35 represent the late 20th century re-developments of earlier settlement. The HCT 'Town re-development or infill' in particular represents the re-development of irregular historic plots (cf. map 38 in Appendix 1) which had been present within the townscape by at least the 16th/17th century. Consequently there is the potential for archaeological deposits to survive relating to such development. However, they are likely to have been impacted to some degree by the late 20th century re-development.

Horsefair and Sandy Lane have at least medieval origins; the former represents the main route to Lichfield while the latter leads south over Cannock Chase to Cannock (also a town with medieval origins). Burnthill Lane may also have medieval origins, but probably originated as a lane either into one of the town's open fields that existed within the HUCA in the medieval period (cf. 2.4.3.2 and map 3) or onto Cannock Chase. The western side of Burnthill Lane had formed part of the landscape park associated with Hagley Hall (see HUCA 8 and 18) from at least the early 18th century (map 40 in Appendix 1).

4.21.2 Heritage values:

<p>Evidential value: Both Horsefair and Sandy Lane are likely to have had at least medieval origins. Consequently there is the potential for below ground archaeological deposits to survive relating to development from the medieval period onwards although this may have been impacted by subsequent development (cf. HUCA 6).</p>	<p>Medium</p>
<p>Historical value: The character area comprises mid 20th century suburban development along with an associated school and playing field. The street pattern (Hill Street/Cross Road) and the layout of the associated housing estate are typical of inter-war developments.</p>	<p>Low</p>
<p>Aesthetic value: There are clearly elements of planning within the suburbs in the form of the road patterns and house forms. Some piecemeal re-development has occurred particularly in HCTs 'Suburban redevelopment or infill' and 'Town redevelopment or infill'. From a heritage perspective its value is limited</p>	<p>Low</p>
<p>Communal value: The HUCA comprises mostly private domestic dwellings and from a heritage perspective its value is limited.</p>	<p>Low</p>



4.21.3 Recommendations

There are currently few recognised historic or archaeological interests within the HUCA.

- ◆ There is the potential for below ground archaeological deposits to survive within the HUCA. Where development may result in the loss of these heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance; this is supported in para. 128 of NPPF³⁶².