

Burton-upon-Trent

Historic Character Assessment



Burton-upon-Trent

Controlled Document

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The Project

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

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

Twenty-seven Historic Urban Character Areas (HUCAs) have been identified in this project (cf. map 13).

The Historical Development of Burton-upon-Trent

The earliest identified settlement within the EUS project area lies near Clay Mill, north east of Stretton where an Iron Age/Romano British farmstead was excavated in the 1960s. Other possible sites of prehistoric activity (representing either Bronze Age burial mounds or further Iron Age farmsteads) existed within the landscape north of Burton. These were legible on aerial photographs until the area was developed for housing in the late 20th century. The line of the Roman Ryknild Street crosses through the EUS area and may also have attracted Romano-British settlement (although none to date has been identified in this area). Further evidence for human activity to the north of Burton during the early medieval period is attested by a cemetery discovered during the 19th century. Little is known about the origins of the cemetery or

Burton Abbey was founded (or re-founded) in the early 11th century and may have been associated with a settlement, possibly located in the area of Bond End. Further settlement may have been present to the north, adjacent to a possible river crossing; certainly this was the site of the impressive stone built Burton Bridge which existed between at least the early 13th century and the mid 19th century. A further river crossing may have existed at Bond End from an early date; by the medieval period there was a bridge across to the island here which linked to the ferry over to Stapenhill. The ferry was replaced by Ferry Bridge; along with the Stapenhill Viaduct in the late 19th century.

The Abbey was responsible for developing the town of Burton with the planning of burgage plots along its principal streets. Five phases of medieval town development have been identified in the documentary record. The earliest phase, by the mid 12th century, probably comprised burgage plots along High Street and incorporated a market place outside the Abbey Church. The final documented phase, laid out in the late 13th century, was laid out along Cat (later Station) Street, but does not appear to have been successful. By the mid 18th century there was little development along this street with much of the land (laid out in regular plots) occupied by paddocks and closes. Two scenarios present themselves; either the plots were never inhabited or the area was abandoned at an early date. However, elsewhere in the town, most notably in Horninglow Street, the intensification of development through the subdivision of burgage plots during the mid 14th century has been observed. This growth was probably closely associated with wealth brought to the town across Burton Bridge.

There appears to have been little alteration to the town plan during the 16th to mid 18th centuries. The exception was the site of

Burton Abbey which was dissolved in 1539; the estate being granted to the Paget family. The majority of the monastic buildings had been cleared by the end of the 17th century; although two properties (both listed) retain architectural elements which date to the time of the abbey; one had formed part of the abbey infirmary. The Abbey church was demolished in the early 18th century and replaced with the extant, but smaller, St Modwen's church.

From the mid 19th century the brewing industry for which Burton is renowned began to significantly alter the townscape. Breweries originated as small complexes occupying the backplots of medieval burgages; one example survives to the rear of 182-3 Horninglow Street. However, its economic success led to the expansion of the breweries; which resulted in the loss of the burgage plots to the south of High Street for example. From the 1850s and 1860s Bass & Co. expanded their operations onto the paddocks and closes lying to the west of High Street; other brewery companies similarly expanded westwards. Much of this initial brewery expansion has been redeveloped; that lying immediately to the north of High Street is now principally retail. However, key 19th century brewery buildings, many of which are listed, survive across the EUS project area including along Wetmoor Road, in the suburban areas to the north and in Horninglow.

The success of the brewing industry ultimately led to rapid housing expansion on the fields to the north of the town. This began in the mid 19th century; but the main period of expansion occurred in the late 19th century with the construction of streets of terraced houses. There appears to have been little expansion during the early 20th century, perhaps associated with a decline in the brewing industry. However, housing numbers rapidly increased again in the mid and late 20th century.

The families who made their fortunes in the brewing industry became increasingly influential in the town during the late 19th century and many of the architect-built churches in the town were financed by them. The Bass family were arguably the most prolific; Michael Thomas Bass (1799-1884) financed the construction of St Paul's Church and St Paul's Institute. His son, Michael Arthur Bass (1837-1909) was created Lord Burton in 1886; he presented St Paul's Institute to the town for a Town Hall and financed its extension to form a council chamber¹. His influence is acknowledged in the statue of him erected in King Edward's Place, opposite the Town Hall, in 1911.

Characterisation and Assessment

- ◆ Burton Abbey was established on the west side of the River Trent in the early 11th century. Its site lies within **HUCA 3, HUCA 5** and **HUCA 6**. A grange was established in the medieval period which lay within **HUCA 2**. Much of the land on which the Abbey stood has since been redeveloped within these HUCAs. However, within **HUCA 5** there has been less development through the creation of the parkland which may have provided a measure of protection to buried archaeological remains associated with the abbey. Two historic buildings originally constructed by the Abbey also survive within this HUCA. The Grade II* Abbey Inn had formed part of the Abbey infirmary and the Grade II listed Manor House retains 13th century fabric.
- ◆ The earliest settlement associated with the Abbey may survive in the irregular pattern within **HUCA 3**; an area known as Bond End by the medieval period. The abbey laid out the town of Burton in five phases; by the late 13th century the historic core covered an area incorporating **HUCAs 4 to 9**, but parts also lie within **HUCAs 3, 10, 11** and **12**. The historic street pattern survives in all of these HUCAs, but due to intensive redevelopment in the 19th and 20th centuries the medieval burgage plots are only legible within **HUCA 5** (with a small area in **HUCA 4**). The market place and its association with the Abbey church (the latter redeveloped with a new church building in the early 18th century) is extant within **HUCA 5**.
- ◆ Three further historic cores have been incorporated into the EUS project area; Wetmore (**HUCA 13**), Horninglow (**HUCA 23**) and Stretton (**HUCA 26**). The historic character of their rural origins does survive to a degree and includes historic buildings.

This despite their encompassment by housing in the mid to late 20th century. Some redevelopment within the historic cores is also evident which has its origin in the 19th century.

- ◆ The expansion of the brewing industry in the 19th century was carried out principally on land to the west of High Street and north of Horninglow Street (see **HUCA 4, HUCA 6, HUCA 7, HUCA 11** for the greatest concentration with some activity also occurring in **HUCA 12**). Within **HUCA 4, HUCA 6** and **HUCA 7** large retail complexes have largely replaced the brewery buildings during the late 20th century. Large-scale breweries survive in **HUCA 11**, but there appears to have been a programme of redevelopment during the late 20th century. However, the greatest number of historic brewery buildings (including associated industries) continues to survive within **HUCA 11**. This includes three Grade II listed buildings. A Grade II listed joiners shop (associated with the brewing industry) lies in **HUCA 7**; it, and its adjacent former engineering works, form the Brewery Museum. Further historic brewery buildings survive in **HUCA 12** including four Grade II listed malt houses. Further Grade II listed buildings associated with the brewing industry survive in **HUCA 2** and **HUCA 5**.
- ◆ The brewery industry had started to extend beyond this initial core by the late 19th century and extant brewery buildings can also be found within **HUCA 10, HUCA 15, HUCA 22, HUCA 23** and **HUCA 27**. Other historic industrial buildings also survive in **HUCA 3, HUCA 17** and **HUCA 22**.
- ◆ Large-scale late 20th century industrial development dominates **HUCAs 12** and **27**.

- ◆ The success of the brewery industry led to substantial suburban development during the 19th century; much of which is legible within the EUS project area. Nineteenth century terraced houses dominate the character of **HUCA 2** and **HUCA 17**. Development in these two areas contain institutes built to serve the new communities and includes the Grade II Christ Church in **HUCA 2** as well as schools in both HUCAs. A Grade II almshouse is also a feature of **HUCA 17**. Further 19th century terraced houses can also be found within **HUCAs 13, 15, 22** and **26**. Mixed 19th century housing, often reflecting the social aspirations of the occupiers, survives to contribute to the local character in **HUCAs 11, 15, 18, 20, 22** (expanded in the early 20th century) and **23**. The housing development in these HUCAs is often complemented by contemporary extant schools, chapels and churches.
- ◆ Other 19th century development either dominates the character, or contributes significantly, in **HUCAs 8, 18** and **21**. In **HUCA 8** there are a variety of buildings of similar scale; many of which were architect designed and which are Grade II listed. The latter include the former Midland Hotel and the County Court. The focal point of **HUCA 18** is the Grade II* St Paul's Church of 1874, around which contemporary detached houses stand. To the south east King Edward Place was created in the early 20th century to set off the late 19th century Grade II listed town hall. Both the church and St Paul's Institute owe their existence to Michael Thomas Bass the father of Michael Arthur Bass, Lord Burton, who presented the latter to the town as the town hall. These buildings reflect the influence of the brewing families on the character of the town in the 19th century. The surviving buildings of the late 19th century workhouse survive in **HUCA 21**, although much of the site has been redeveloped as a hospital in the late 20th century.
- ◆ Mid and late 20th century suburban expansion dominates the character of **HUCA 14** and **HUCA 19** (both late 20th century), **HUCA 24** (mid and late 20th century) and **HUCA 25** (mid 20th century). **HUCA 15** has also seen some expansion during this period. Early 21st century expansion has occurred in **HUCA 13**. Much of the remainder of the late 20th and early 21st century housing development has occurred on brown-field sites in **HUCA 9** (late 20th century), **HUCA 10** (late 20th/early 21st century) and **HUCA 16** (late 20th/early 21st century). The conversion of historic buildings has also occurred, particularly of former brewery buildings during the early 21st century (examples can be found in **HUCAs 2** and **5**).
- ◆ Public open space dominates the character of **HUCAs 1** and **20**. In the latter this dates from the late 19th century. The large sports ground was laid out in the mid 20th century. **HUCA 1**, however, lies in the Trent Valley which historically had been utilised as meadows and other agricultural land (the latter survives to the far north). It is also the location of potentially the earliest religious site within the EUS project area (the site of St Andrew's chapel on Andresey Island). Flood alleviation works in the late 20th century have altered the character of the **HUCA** in the reduction of the number of islands. The earliest area of parkland had been laid out by at least the late 19th century and the most recent (as a nature reserve) in the early 21st century.

Introduction

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

The project constitutes a progression of the Historic Landscape Character (HLC) project which was completed for Staffordshire in 2006. The HLC was undertaken principally using maps of 1:10,000 scale and the results reaffirmed Staffordshire as a predominantly rural county. However, the scale at which the HLC was produced has meant that the more urban areas, where greater levels of change have tended to occur on a smaller scale, were not analysed in any great depth. In the HLC the central areas of the towns were described as 'Historic Core' or 'Pre 1880s Settlement' and the phases of development and their current character were not considered beyond this broad terminology. The EUS therefore aims to rectify these issues through a consideration of all the sources available on each of Staffordshire's historic towns to deepen the understanding of and to apply value to the historic character of these townscapes.

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

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

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

Background

A pilot study for Newcastle-under-Lyme was carried out in January 2007. Following this an assessment was undertaken to determine which towns in Staffordshire would be eligible for an Extensive Urban Survey. As a result twenty-three towns were identified for study. The selection criteria were based upon three studies of Staffordshire towns by historians and historical geographers who identified the medieval or early post medieval characteristics determining how towns differ from rural settlements. Such criteria included the form of the settlement; the presence of burgage plots² and formal market places whether physically surviving, referenced in historical documents or identifiable on historic mapping. It also took into account the references to medieval organisations such as guilds and to the construction of civic buildings such as town or market halls. The diversity and nature of the occupations of the inhabitants were also included; the greater the range and the less agricultural focussed the more likely to represent an urban settlement³.

Aim

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

⁴ William Salt Library Contacts Web page: <http://www.staffordshire.gov.uk/leisure/archives/williamsalt/ContactDetails/home.aspx>

⁵ Extensive Urban Survey page on the Staffordshire County Council website: <http://www.staffordshire.gov.uk/environment/eLand/HistoricEnvironment/Projects/urban/eushomepage.aspx>

⁶ Archaeology Data Service website: <http://ads.ahds.ac.uk/>

Outputs

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

The principal outputs are the Historic Character Assessment reports for each town. These are be available as hard copies located at the William Salt Library⁴, but are also accessible through the Staffordshire County Council website⁵. The national programme is currently held on the ADS website⁶.

Part One: Background and Setting

Section Summary

- ◆ Earliest evidence for settlement dates to the Iron Age/Romano British period. Further evidence for prehistoric activity survives within the landscape, particularly of the Trent Valley. This evidence includes cropmarks shown on aerial photographs, possible Bronze Age barrows as well as stray finds. In the Roman period a major road, Ryknild Street, was laid out.
- ◆ Two early medieval cemeteries have been found within the area (the most significant at Stapenhill lies outside the project area). An estate known as Wetmore is recorded in a charter of 1012. It is also recorded in Domesday Book (1086) as is Stretton. Horninglow existed by at least the early 12th century. All of these settlements had formed part of the Burton Abbey estate during the medieval period.
- ◆ The earliest religious community is believed to have been established in the mid 7th century, possibly on Andresey Island in the Trent Valley. This site has a long association with St Modwen. However, it is uncertain whether such a saint existed. The saint was actively promoted by Burton Abbey during the medieval period. This had clear economic benefits for the town in the promotion of pilgrimages.
- ◆ Burton Abbey was founded (or re-founded) in the early 11th century and may have been associated with a settlement, possibly located in the area of Bond End. Further settlement may have been located to the north adjacent to a possible river crossing; certainly this was the site of the impressive stone built Burton Bridge which existed between at least the early 13th century and the mid 19th century. A further river crossing may have existed at Bond End from an early date; by the medieval period there was a bridge across to the island here which linked to the ferry over to Stapenhill. The ferry was replaced by Ferry Bridge; along with the Stapenhill Viaduct in the late 19th century.
- ◆ Five phases of town development have been identified in the documentary record. There appears to have been little alteration to the town plan during the 16th to mid 18th century. The exception was the site of Burton Abbey which was dissolved in 1539; the estate being granted to the Paget family. Two properties (both listed) retain architectural elements which date to the time of the abbey; the one had formed part of the abbey infirmary. The Abbey church was demolished in the early 18th century and replaced with the extant, but smaller, St Modwen's church.
- ◆ From the mid 19th century the brewing industry, for which Burton is renowned began to significantly alter the townscape. This principally occurred on land to the west of High Street and north of Horninglow Street. Other 19th century brewery buildings survive across the EUS project area including along Wetmoor Road, in the suburban areas to the north and in Horninglow.
- ◆ The success of the brewing industry ultimately led to rapid housing expansion on the fields to the north of the town in the mid and late 19th century; the terraced houses on straight roads are particularly characteristic of this period.
- ◆ Housing development rapidly increased again in the mid and late 20th century.

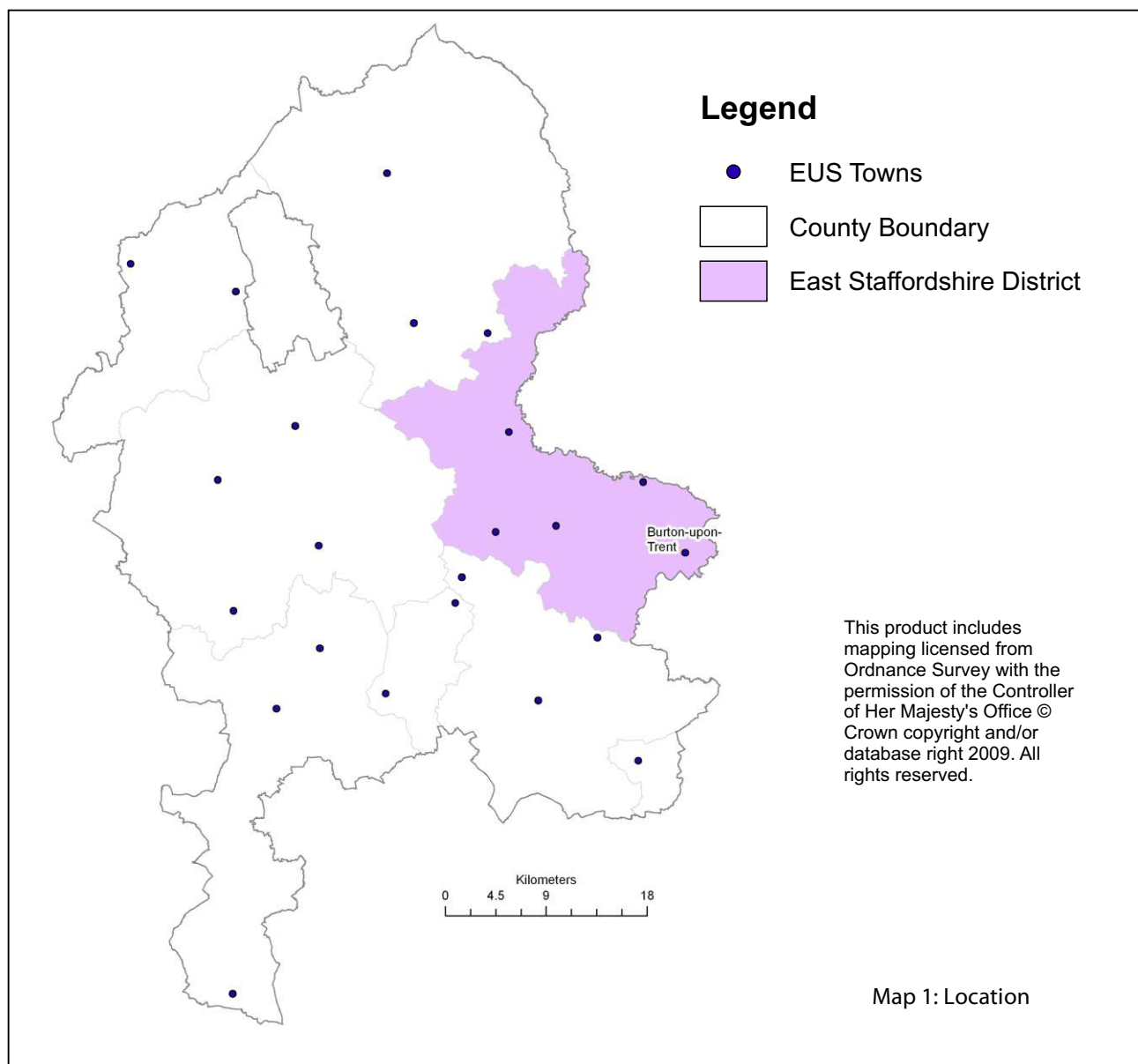
- ◆ The families who made their fortunes in the brewing industry became increasingly influential in the town during the late 19th century. Many of the architect-built churches in the town were financed by them for example.
- ◆ The Bass family were arguably the most influential; Michael Bass was created Lord Burton in 1886. His influence is acknowledged in the statue of him erected in King Edward's Place, opposite the Town Hall, in 1911.

1. Setting

1.1 Location

1.1.1 Project Area

The project area only incorporates those parts of modern Burton-upon-Trent which lie to the north of the River Trent. The area of Branston is also excluded; the Burton to Leicester railway line has been taken as the southern boundary to the EUS area. At Shobnall the B5017 (Shobnall Road) has been taken as the north western boundary (map 1).



1.2 Geology and topography

Burton lies on the eastern side of Staffordshire within 2km of the county boundary with Derbyshire. The majority of the EUS project area lies on the river terraces of the Trent Valley between 40m and 50m AOD⁷. The land begins to rise up towards the north and north west to reach a high point of circa 80m AOD at Field Lane to the west of Horninglow (within HUCA 24).

The River Trent forms the south western boundary of the EUS project area and its confluence with the River Dove lies approximately 4.5km to the north west of St Modwen's church in the town centre.

The bedrock geology is comprised of three mudstone groups. The majority of the EUS project area (to the west of Stretton, Wetmore, Wetmore Road and the library east of High Street) lies on Mercia Mudstones. A band of Edwalton Member mudstones extends southwards from the north eastern corner of the project area (Clay Mills) to Wetmore; its most southerly point reaching Horninglow Street. The Trent Valley floodplain lies on the Gunthorpe Member mudstones⁸. The superficial geology also follows the floodplain and comprises alluvial deposits⁹.

1.3 Sources

1.3.1 Historical

The principle historic source used within the project is the Victoria County History for Staffordshire volume IX which was published in 2003. It provides a comprehensive history of Burton and the settlements of Stretton, Horninglow and Wetmore which also lie within the project area¹⁰.

1.3.2 Cartographic

The earliest mapping consulted was produced by William Wyatt between 1757 and 1760. He was mapping the Marquis of Anglesey's estates which also covered most of the area of the EUS project¹¹. Other maps consulted include Spooner's map of 1865, which only included the extent of Burton at that date, as well as the Ordnance Survey maps. The latter comprised the first edition 50" plan of Burton as well as the first to fourth editions of the 25" OS maps.

1.3.3 Archaeological

The site of Burton Abbey has attracted numerous archaeological interventions and surveys. Excavations and watching briefs on groundworks have been carried out in 1975, 2006 and 2007 and a geophysical survey was carried out in 2005¹². Dendrochronological dating has also been carried out on the two surviving buildings associated with the Abbey¹³. Further dendrochronology has been carried out on buildings in the town and five building recording surveys have also been undertaken both within and beyond the town, including upon one of the historic breweries.

Few archaeological interventions have been carried out within the historic town; the exception is an evaluation undertaken at 186 Horninglow Street in 1991¹⁴.

2. Context and Historical Development

The Burton volume of the Victoria County History for Staffordshire (volume IX) was published in 2003 and provides a comprehensive history of Burton and its surrounding settlements (including Horninglow, Stretton and Wetmore which lie within the EUS project area). Consequently Section 2 of this document aims to summarise Burton's historical development and only elaborates on the archaeological work which has been carried out.

2.1 Prehistoric

The EUS project area lies within the Trent Valley with the confluence of the River Trent and River Dove lying approximately 4.5km to the north east of Burton's historic core. Archaeological surveys along the Trent Valley have revealed a wealth of evidence for human activity through the millennia. Archaeological deposits have survived under the alluvium and colluvium within the valley and features are clearly visible on aerial photographs as cropmarks¹⁵.

Evidence for human activity within the EUS area comprises cropmark evidence from aerial photographs to the north east around the historic settlement of Stretton. Three sites comprised enclosures, linear features and ring ditches¹⁶. Over 12 ring ditches were observable on aerial photography at the site at Clay Mills, just north of the A38 trunk road (HUCA 24)¹⁷. Some of the ring ditches clearly had entrances which suggested that they probably represented the remains of round houses rather than Bronze Age round barrows¹⁸. An archaeological excavation at this site in 1961 found two large pits; one containing mid Iron Age pottery (circa 400BC to 100BC) and the other Roman pottery (100AD to 299AD). The site was interpreted as an Iron Age farmstead whose occupation continued into the Roman period. It is

possible that the other two sites where ring ditches and the enclosures which have been identified may also have related to similar settlement; if not to the site of Bronze Age barrows (HUCA 24)¹⁹. However, in all cases the sites have since been developed for housing.

Further cropmark sites existed in the wider landscape, beyond the EUS project area, particularly to the south west around Branston. The cropmarks near Branston comprised an enclosure, ring ditch and cropmarks²⁰. However, finds from the area may suggest origins in the Roman period, or that activity in the area continued into that period. A further enclosure lying approximately 675m to the east pre-dated the ridge and furrow which overlay it perhaps indicating prehistoric or Roman activity²¹.

Stray finds have also been recorded across the EUS project area and in the surrounding parishes. These include three Bronze Age bronze palstaves, one from Horninglow and two from Branston parish²². Two silver Iron Age coins were also found in Branston parish²³.

¹⁵ Cropmark: Walls and ditches cause crops to grow at different rates to those surrounding them thus revealing the features on aerial photographs.

¹⁶ Staffordshire HER: PRN 01364; PRN 01437 and PRN 01438

¹⁷ Staffordshire HER: PRN 01438; Ring Ditch: Circular or near circular ditches, usually seen as cropmarks. Use the term where the function is unknown. Ring ditches may be the remains of ploughed out round barrows, round houses, or of modern features such as searchlight emplacements. (Scope note reproduced from the Thesaurus of Monument Types by kind permission of English Heritage. © 2012 English Heritage)

¹⁸ Round House: Circular structure, normally indicated by one or more rings of post holes and/or a circular gully, and usually interpreted as being of domestic function. Round Barrow (burial mound): Hemispherical mound surrounded by a ditch (or occasionally two or more concentric ditches), often accompanied by an external (or occasionally internal) bank. Mound and ditch may sometimes be separated by a berm. (Scope note reproduced from the Thesaurus of Monument Types by kind permission of English Heritage. © 2012 English Heritage)

¹⁹ Staffordshire HER: PRN 01364 and PRN 01437

²⁰ Staffordshire HER: PRN 01407

²¹ Staffordshire HER: PRN 04532

²² Staffordshire HER: PRN 01322, PRN 40008 and PRN 60648; Palstave: A bronze axehead of middle or late Bronze Age date in which the side flanges and the bar/stop on both faces are connected, forming a single hafting aid. Some types feature a side loop to further assist hafting. (Scope note reproduced from the Thesaurus of Monument Types by kind permission of English Heritage. © 2012 English Heritage)

²³ Staffordshire HER: PRN 60647

²⁵ Staffordshire HER: PRN 00908

²⁶ Staffordshire HER: PRN 05156

²⁷ Staffordshire HER: PRN 01734, PRN 01974, PRN 40009, PRN 60644 and PRN 60643; Mortarium: A Roman mixing vessel with a gritted inner surface. Stylus: A pointed instrument for writing, usually on wax tablets. (Scope note reproduced from the Thesaurus of Monument Types by kind permission of English Heritage. © 2012 English Heritage)

²⁸ Staffordshire HER: PRN 01481

²⁹ Staffordshire HER: PRN 00919

³⁰ Staffordshire HER: PRN 00907

³¹ Kinsley 1979: 5 and 46

³² Staffordshire HER: PRN 00702 and PRN 02030

³³ Kinsley 1979: 5

2.2 Roman (49AD to 409AD)

Several of the sites mentioned above have either been proven or speculated as continuing to exist into the Roman period; most notably the settlement at Clay Mills (HUCA 24)²⁴. A small Roman period settlement was discovered in 1881 and excavated in 1955 on the southern side of the River Trent at Stapenhill (beyond the EUS project area). This consisted of a ditched rectilinear enclosure; pottery of late 1st to mid 4th century date was found in the fill of the ditch, which included coarsewares and a few fragments of Samian ware²⁵. The latter suggests the site was tied into a wider trading economy. Whilst no evidence of buildings were found in the interior of the enclosure (believed by the excavators to have been destroyed by ploughing) wall plaster and carbonised timbers were found in the ditch. Further evidence for domestic occupation were the bones of a range of animals notably sheep and ox, but also horse, red deer, pig and dog. The evidence suggests that this was the site of a Romano-British farmstead.

The evidence to date therefore suggests a scattered settlement pattern of small agricultural holdings. The only evidence of more organised Roman activity is found in the alignment of Ryknild Street which crosses through the EUS project area on a north east – south west alignment²⁶.

A number of Roman artefacts have also been found within the wider landscape, notably from several areas within Branston parish. These include fragments of pottery and mortaria as well as a 1st to 2nd century bow brooch, a lead stylus and various coins²⁷.

2.3 Early Medieval (410 to 1065)

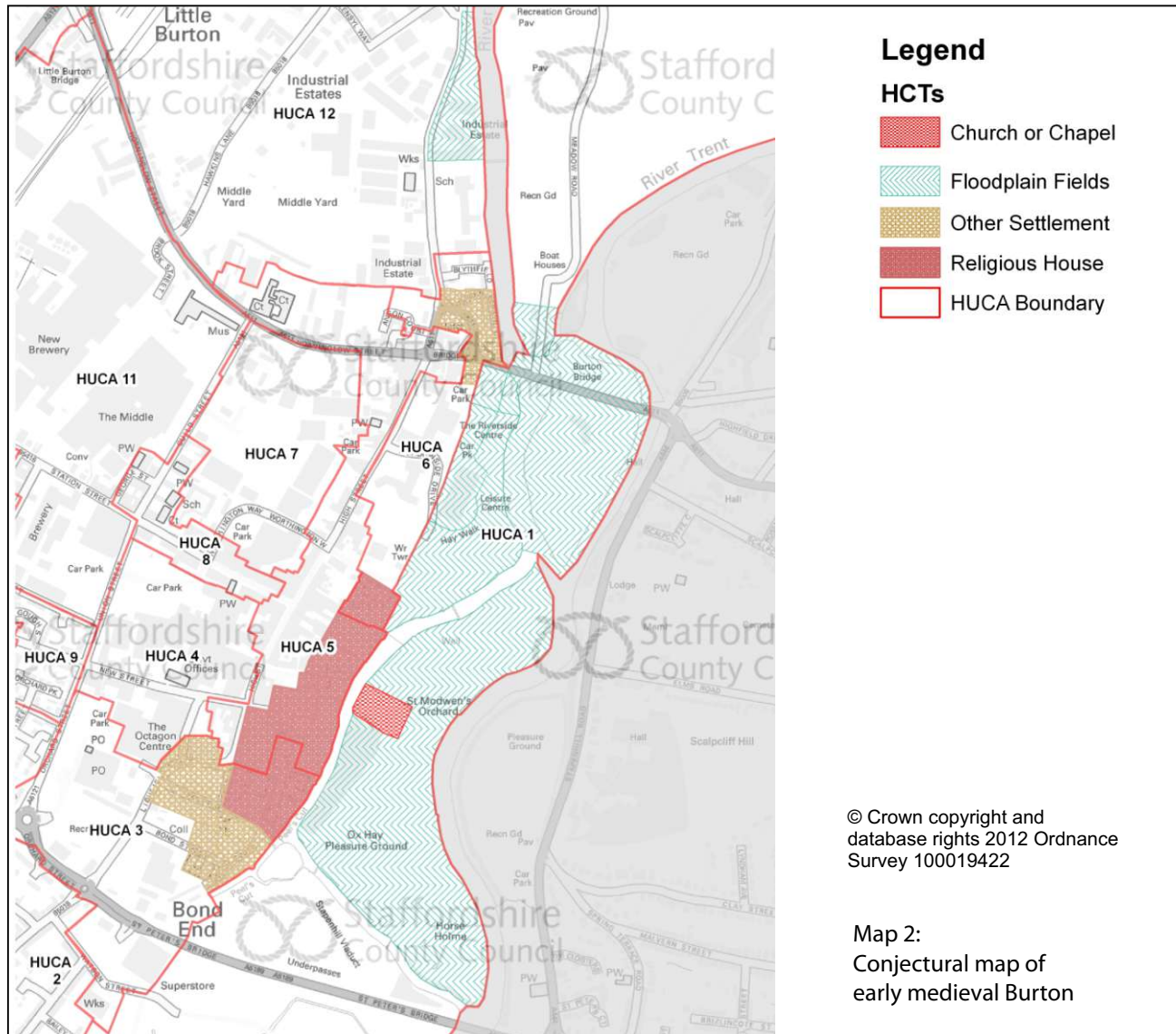
The gravel river terraces of the Trent Valley have also been shown, through archaeological work, to have attracted occupation during the early medieval period. The nationally important settlement site of Catholme (and its associated cemetery) is located approximately 8.5km to the south east of the historic core of Burton within the Trent Valley. The excavation in advance of quarrying found a settlement which was occupied between the 7th and 9th centuries consisting of 65 buildings, trackways and enclosures²⁸. However, the archaeology also revealed continuity of activity on and around the site from the prehistoric and Roman periods. An early medieval cemetery was also discovered in the vicinity in 1899²⁹.

Whilst Catholme remains the only early medieval settlement to have so far been identified several other 5th to 7th century cemeteries have been discovered within the Trent Valley, including one within the EUS project area. The largest of the cemeteries discovered was found in the late 19th century at Stapenhill on the south side of the River Trent³⁰. Excavations carried out in 1881 found 30 burials and at least four cremations which appear to date to the 6th century³¹. At Stretton (HUCA 24) evidence for a further cemetery was found on several occasions during the mid 19th century³². Cremation urns were found during gravel working near to an area known as the Beach, although the precise number is unknown. At a later date, during the construction of the North Staffordshire Railway, further cremations were found along with a burial, although the latter is said to have been found nearer to the village of Stretton³³. Little further is known about this site as none of the material has survived. However, it is likely, given the location of the cemeteries, that settlement once existed in the vicinity of both Stapenhill and Stretton during the early medieval period. Both settlements, along with

³⁴ Tringham 2003: 177
³⁵ Ibid.: 5 and 109 Staffordshire HER: PRN 01481
³⁶ Staffordshire HER: PRN 00919
³⁷ Staffordshire HER: PRN 00907
³⁸ Kinsley 1979: 5 and 46
³⁹ Staffordshire HER: PRN 00702 and PRN 02030
⁴⁰ Kinsley 1979: 5

³⁵ (Andresey literally meaning 'Andrew's isle')
³⁶ Ibid: 109 (documents belonging to Burton Abbey in the 12th century)
³⁷ Ibid: 6 Danelaw: Eastern half of England which was under Viking control in the late Early Medieval period

Winshill, were recorded in Domesday Book (1086). Wetmore, also recorded in Domesday Book, is also mentioned as an estate in a charter of 1012, which may suggest settlement in this area by at least the early 11th century³⁴. Overall the evidence suggests a degree of settlement continuity within this Trent Valley landscape during this period.



2.3.1 Monastery/Minster

It is possible that the first monastery was established at Burton by Wilfred, Bishop of York in the mid 7th century, possibly dedicated to St Andrew and located on Andresey island within the River Trent (cf. map 2; HUCA 1)³⁵. However, it is more likely that the first ecclesiastical building at Burton was a minster church as is suggested by later documentary evidence; this may still have had its origins in the 7th century³⁶.

The later history of this ecclesiastical site is unknown, but it may not have survived the advance of the Vikings into this area. It is even unclear whether Burton lay within the Danelaw from the late 9th century³⁶.

The Benedictine Abbey was founded (or possibly re-founded) by Wulfric Spot (in his will dated between 1002 and 1004), whose family may have been awarded the estate from King Edmund in 942³⁸. The monastery was presumably located on its later known site on the western bank of the River Trent. Andresey also appears to have remained a significant ecclesiastical site into at least the 11th century and the chapel there was rebuilt in the 15th century³⁹.

2.3.2 St Modwen

Many monasteries and cathedrals in England sought to encourage pilgrimage and the profits it could bring through the adoption of a saint and the veneration of their remains as happened at Lichfield with St Chad⁴¹. There was an association between Burton Abbey and St Modwen by at least the early 11th century, although there is no evidence that she actually existed. The importance of St Modwen to the abbey was strengthened in the early to mid 12th century when the abbot actively promoted her cult, which included writing her 'Life' and reporting the miracles accredited to her (cf. 2.7.7)⁴².

2.3.3 Placename and Settlement

The placename, which it has been suggested may have originated in the 8th century, has been interpreted as 'settlement at a fortified place'⁴³. To date there is no further evidence either archaeological or documentary to elucidate what may be meant by this interpretation. However, it may relate to a settlement associated with the conjectured monastic foundation which could have existed either on Andresey island or on the western bank of the River Trent in the area of later settlement (cf. map 2).

A ford is suggested in a document of 1012 where the area is associated with Burton Meadow and although the precise location of

the ford is not defined it may have been located near the medieval Burton Bridge⁴⁴. A ferry existed between Stapenhill and the Bond End area of Burton by at least the 15th century, but it may have been present by the 13th century⁴⁵. The antiquity of a crossing in this area is currently unknown, but may have been a factor in the location of the abbey or earlier minster. The location of the crossings on the River Trent is interesting as it suggests potential areas for early settlement; at the bridge end of modern Horninglow Street and at Bond End associated with what are known to be later river crossings. However, such sites remain conjectural until these theories are tested archaeologically. The placename 'Bond End' relates to the settlement where tenants who held land provided services to the monastery as payment. This placename is known from the early 14th century (cf. 2.4.1)⁴⁶. However, its irregular settlement pattern and location adjacent to the monastery (and potential a crossing point of the Trent) makes it a potential site for the location of Burton's earliest settlement.

A possible early medieval pottery sherd was found during an archaeological intervention at 186 Horninglow Street, although as part of a later pottery assemblage. The sherd was badly burnt, being found associated with a hearth, but should it be proven to be of early medieval origin then it is the only evidence for activity from this period within Burton borough. The fact that it was found to the east of the main river crossing may lend support to occupation in this general area at an early date (although one sherd cannot prove settlement as it may have originated from the manuring of arable fields).

⁴⁸ Tringham 2003: 31

⁴⁹ Five stages as suggested by Slater 1996: 73-75; Dates from Tringham 2003: 31

⁵⁰ Meeson and Kirkham 1995: 21-34

⁵¹ Staffordshire HER: PRN 52161; Dingwall 1991: 2-4

⁵² Meeson and Kirkham 1995: 21-34

⁵³ Ibid: 33

⁵⁴ Tringham 2003: 37

2.4 Medieval (1066 to 1499)

2.4.1 Town Plan

The key components of a medieval town were to be found within Burton. These comprised a planned market place and burgage plots laid out along the principle streets. The latter are long narrow plots with buildings fronting onto the street designed to maximise rental income to the landowner. Wyatt's late 18th century map of Burton reveals how prevalent these plots were in Burton. Subdivision of plots is observable in some areas for instance on the north side of Horninglow Street⁴⁸. However, in other areas, in particular Cat Street (later Station Road) and the western end of New Street, it appears that planned burgage plots had either never been occupied or had been abandoned by the late 18th century (cf. HUCA 4 and HUCA 8).

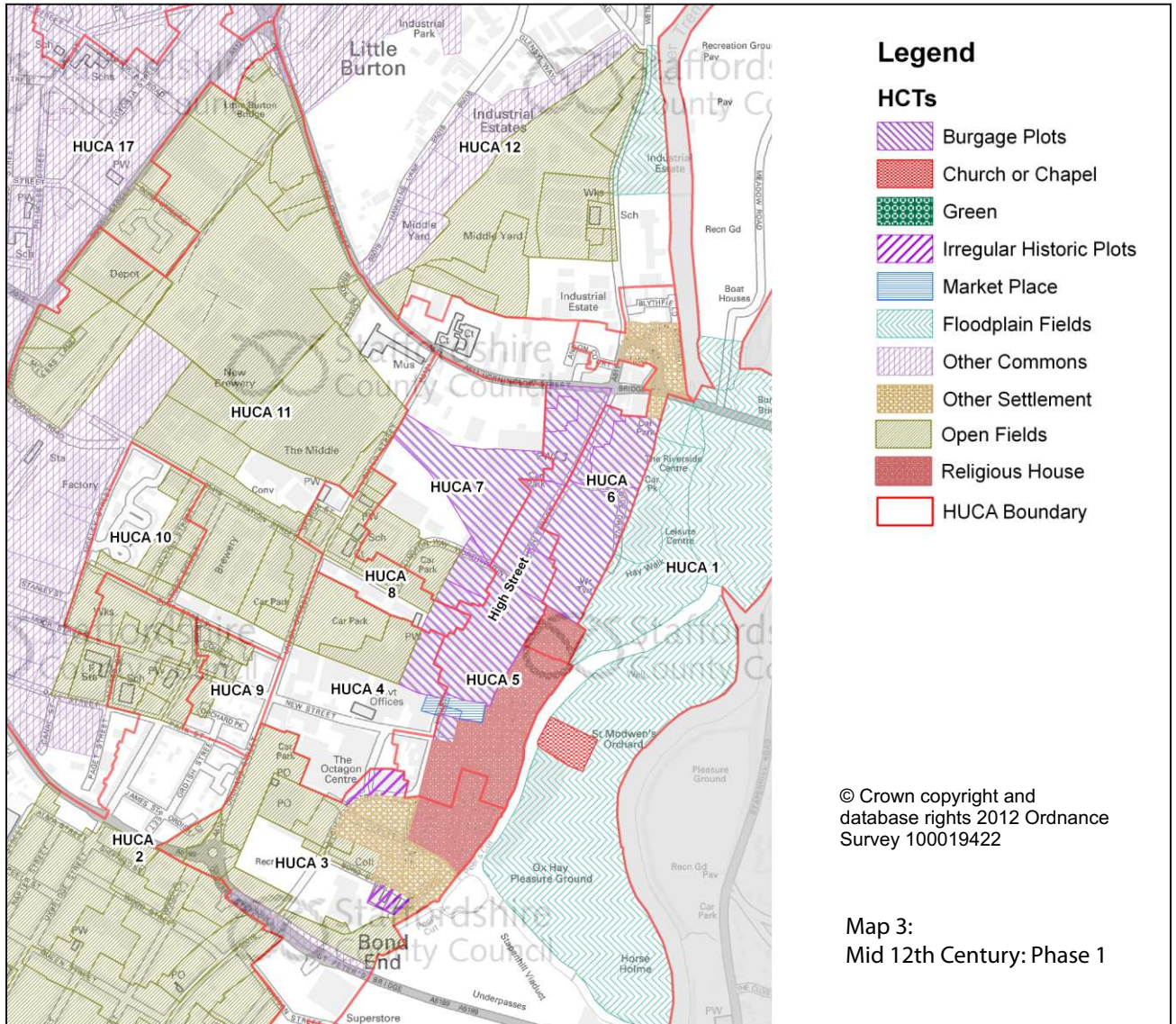
The development of Burton throughout the medieval period can be charted through Burton Abbey's documents for which there is good survival. Historians have been able to identify five stages of development from the documentary sources:

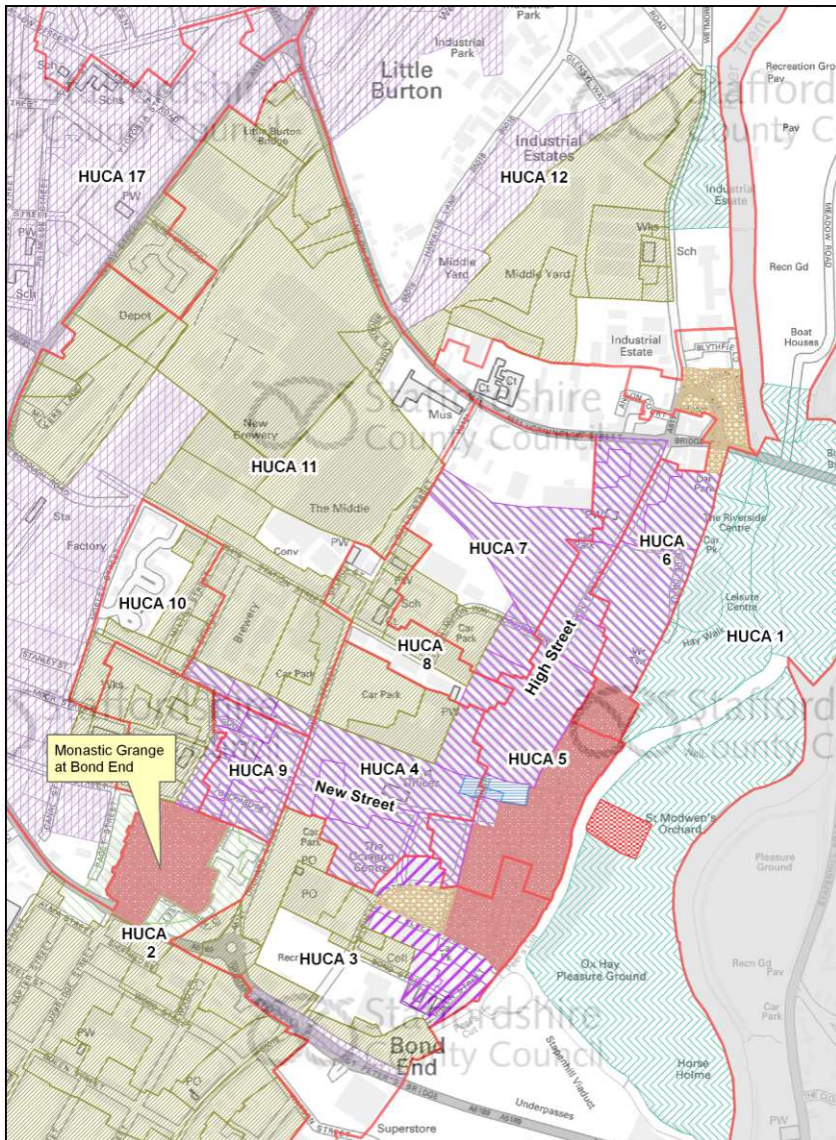
1. High Street\Market Place – by the mid 12th century
2. New Street – by Abbot Nicholas - late 12th century (1188-1197)
3. Horninglow Street – by Abbot William Melbourne – early 13th century (1200) – probably representing the development of an existing route.
4. Outskirts including widening Wetmoor Road and extending High Street at its southern end (creating plots within Lichfield Street) – Abbot John Stafford – late 13th century (1273)
5. Cat Street (now Station Road) – Abbot Thomas Packington - 1286⁴⁹

The development of Burton is thus depicted on maps following this phasing (maps 3 to 6). However, to date little archaeological work has been undertaken within the town to complement our current understanding. The only archaeological intervention was carried out at 186 Horninglow Street in 1991 (HUCA 5). Numbers 186-187, both Grade II listed, were identified as being of mid 14th century origin (dendrochronology in the latter suggested a felling date for the timbers of 1345) making them important survivors within the town⁵⁰ (cf. 2.4.2). The archaeological evaluation included a trench dug within the front room of no. 186 below the floor line of the mid 14th century building. A probable hearth was observed associated with burnt medieval pottery sherds, including one which was possibly of early medieval date (cf. 2.3.2)⁵¹. The hearth, however, was probably associated with the construction the burgage plots laid out during phase 3 of the town's development in the early 13th century⁵². The evidence therefore suggested rebuilding was being carried out in Horninglow Street a century and half after its initial construction⁵³.

The extent of the medieval borough is shown on map 6 and the planned town was mostly contained within this area. An area of irregular settlement pattern existed at Bond End, which lay outside of the borough, although this may reflect the possibility that its origins pre-date the medieval period (cf. 2.3.2 and HUCA 3). However, a number of burgages were established along Lichfield Street (cf. MAP and HUCA 3) which lay beyond the area of the borough. The street pattern of the area, including Green Street and Fleet Street, probably existed by the end of the medieval period; Bond Street (originally known as Lion's Lane) may be later, not being mentioned until 1694⁵⁴.

Unlike Tamworth, Stafford and Lichfield whose boroughs were defined by either a wall and/or ditch Burton does not appear to have been enclosed. However, access to the market and the ability to trade within the borough was controlled by bar gates across certain streets. Such a bar gate was recorded in Cat Street (Station Road) in 1574 and at the north end of High Street in 1579; such features are likely to have medieval origins and there may have been others on the remaining routes into the town⁵⁵.





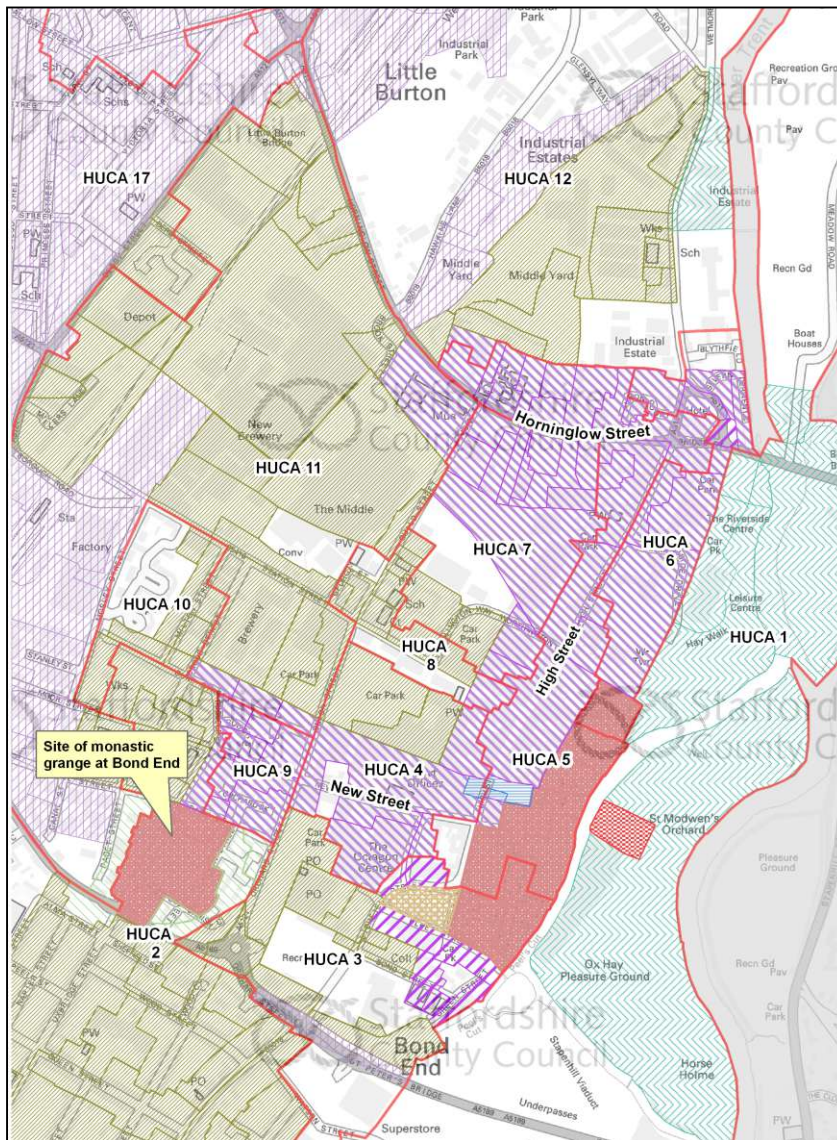
Legend

HCTs

-  Burgage Plots
-  Church or Chapel
-  Green
-  Irregular Historic Plots
-  Market Place
-  Miscellaneous Floodplain Fields
-  Other Commons
-  Other Settlement
-  Open Fields
-  Paddocks and Closes
-  Religious House
-  HUCA Boundary

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Map 4:
Late 12th Century: Phase 2



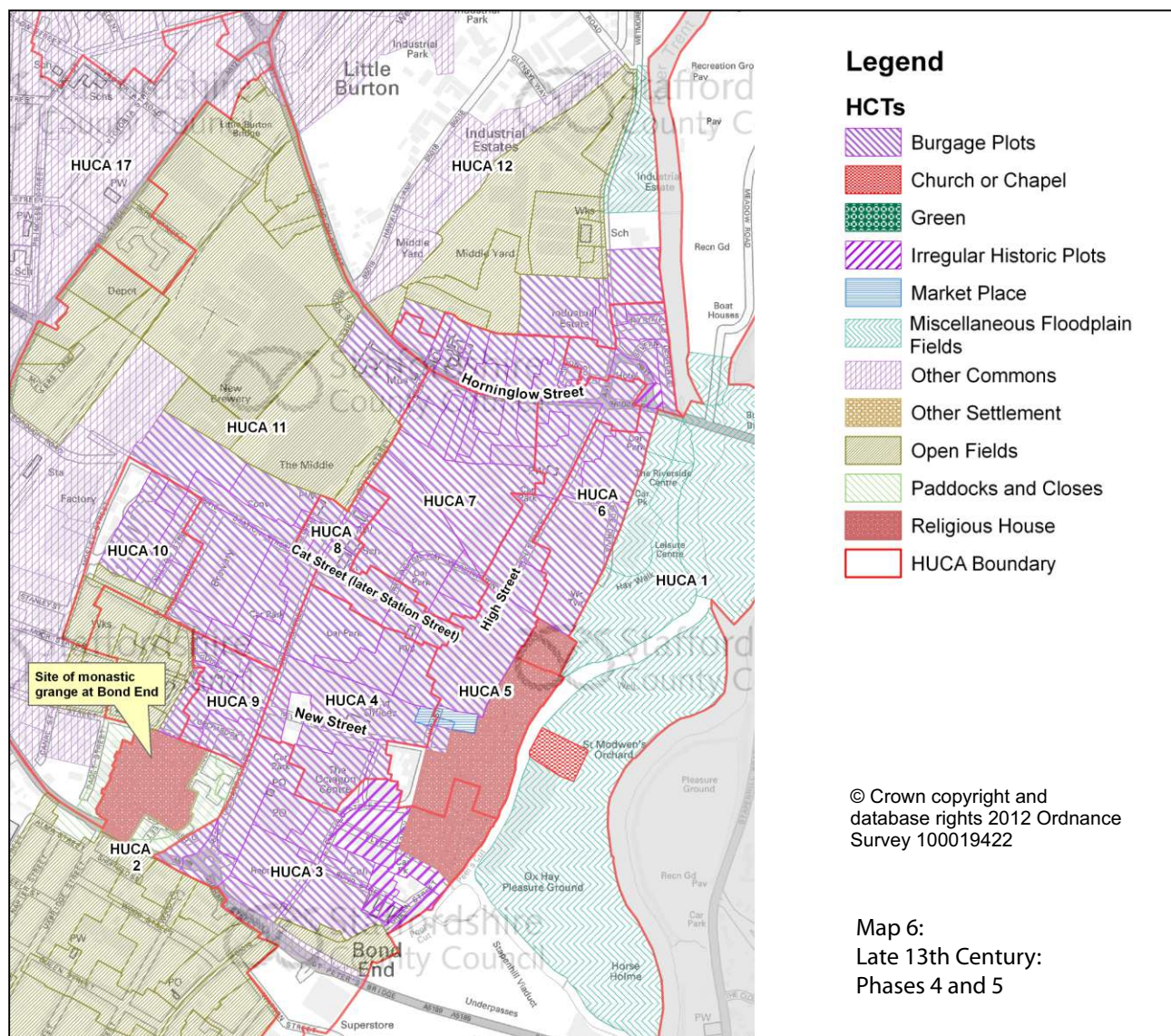
Legend

HCTs

-  Burgage Plots
-  Church or Chapel
-  Green
-  Irregular Historic Plots
-  Market Place
-  Miscellaneous Floodplain Fields
-  Other Commons
-  Other Settlement
-  Open Fields
-  Paddocks and Closes
-  Religious House
-  HUCA Boundary

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Map 5:
Early 13th Century: Phase 3



2.4.2 Buildings

There are few towns within Staffordshire where there have been opportunities to gain an insight into the built form of the medieval town. However, five medieval vernacular buildings have been recorded in Burton during the late 20th century on both High Street and Horninglow Street; all five were timber-framed buildings and they probably all originated in the 14th century. 169 High Street was only recorded prior to its demolition in 1969 and was described as a 14th century property which comprised a great chamber (or solar) of two bays on the street with a five bay wing to the rear⁵⁶. It was determined through an analysis of the surviving timbers, however, that the building had originally extended southwards interpreted as probably the location of the open hall, which had been replaced in the 17th century⁵⁷.

The Grade II listed properties comprising 186-187 Horninglow Street retained considerable timber framing despite having been altered and re-fronted in brick during the 18th and 19th centuries⁵⁸. The recording of these properties identified two four-bay timber-framed buildings

⁵⁹ Ibid: 27-28; Howard 1994

⁶⁰ Ibid.

⁶¹ Staffordshire HER: PRN 05026

⁶² Howard, Laxton & Litton 1996

⁶³ Tringham 2003: 48; Staffordshire HER: PRN

⁶⁴ Howard, Laxton & Litton 1997

⁶⁵ Staffordshire HER: PRN 08360; Tringham 2003: 53; Richard Stone, Chairman of Burton Civic Society pers. comm..

⁶⁶ Howard, Laxton & Litton 1998

over two storeys with jettied fronts onto the street which dated to the mid 14th century (dendrochronology dating of no. 187 to 1345)⁵⁹. The documentary and archaeological evidence appears to suggest that this may represent an intensification of development – of two properties onto what was once one burgage plot⁶⁰. The decision to build two-storied jettied houses, whilst partly being symbols of status, also enabled the inhabitants to maximise space on smaller plots.

At 51 and 52 High Street dendrochronology was carried out on the arch braces of what had been a two-bay property with smoke-blackened timbers, suggesting it originated as an open hall house (plate 1)⁶¹. It was dated to slightly later than the properties in Horninglow Street, its timbers having been felled in 1388⁶².

Plate 1:

51 and 52 High Street



Two other buildings within the town have been dated and recorded, but these were ecclesiastical in origin, both lying within the bounds of Burton Abbey's precinct. The Grade II* listed Abbey Inn appears to have formed part of the once larger abbey infirmary which documentary records suggest was built in the early 14th century⁶³. Oak samples taken from the roof suggest that the timber was felled between 1445 and 1470, which may suggest a period of reworking to the roof (cf. plate 2)⁶⁴. The original function of the Grade II listed Abbey Manor House is less clear, although it is believed to contain elements from personal chambers added by Abbot John Ibstock (1347-66) (cf. plate 10)⁶⁵. The building is mostly 18th century in date, however, dendrochronology on timbers from the roof and cellar provided a felling date of between 1340 and 1358⁶⁶.

⁶⁷ Staffordshire HER: PRN 13815

⁶⁸ Staffordshire HER: PRN 08382

⁶⁹ Anon 1905-1915; Anon 1900-1915; Buckler 1839b; Buckler 1839c; Anon 1860 all viewed on Staffordshire Past Track Web 29/02/2012

⁷⁰ Staffordshire HER: PRN 54677; East Staffordshire Borough Council 2009: 6.4.4



Plate 2: The Abbey

Other possible medieval buildings survive within the town, although they have not been subject to detailed analysis. These include the Grade II listed 188-189 Horninglow Street, which has a timber-framed core visible externally to the rear encased within 18th and 19th century alterations⁶⁷. Its location adjacent to 186-187 Horninglow Street may suggest further surviving medieval buildings within this street. 46 High Street, of mid 18th century appearance has also been postulated as having an earlier core although no further details are currently known⁶⁸.

There are historic images of further timber framed properties in both High Street and Horninglow Street, which have since been demolished. These too may have been of medieval or post medieval origin⁶⁹. One of those photographed in the early 20th century and drawn by J. Buckler in 1839 and which still survives, is 37 High Street, which is believed to date to the 16th century, but may also retain earlier fabric (cf. plates 3 and 11)⁷⁰.

The considerable number of surviving 14th century timber framed buildings, which were hidden behind later facades in Burton, suggests that other historic buildings within the townscape are likely to also retain earlier fabric. It would also suggest a period of reduced prosperity in the early post-medieval period with property owners preferring to encase their timber-framed buildings, rather than completely rebuild; a considerably more expensive option (cf. 2.5.3).

⁷¹ Tringham 2003: 7
⁷² Tringham 2003: 34 and fig.17; SRO 1734/2/3/133
⁷³ Tringham 2003: 34 and fig. 17
⁷⁴ Ibid.; Staffordshire HER: PRN 51939
⁷⁵ Ibid: 181

⁷⁶ Ibid: 56
⁷⁷ Staffordshire HER: PRN 01618; Tringham 2003: 56
⁷⁸ Richard Stone, Chairman of Burton Civic Society pers. comm..
⁷⁹ Tringham 2003: 177 and 181
⁸⁰ Horowitz 2005: 520
⁸¹ Tringham 2003: 191



Plate 3: 37 High Street

2.4.3 Market

The market place was probably established during the first phase of town development, if not earlier (lying adjacent to the west end of the abbey church) (cf. map 3). The market charter of 1200 appears to confirm existing rights and affirming a probable early origin for trading at Burton⁷¹. The pattern of development as shown on the late 17th century sketch plan of Burton and on Wyatt's map (1760) suggest that it had originally straddled the High Street, but that infilling with permanent structures had occurred by at least the early post medieval period (cf. map 8)⁷². However, the 16th century sketch map affirms that this western portion was still known, and therefore presumably used, as the swine market⁷³.

2.4.4 Settlement in the hinterland

To the north of Bond End the monastery established a grange in the late 12th century, which was later known as Bond End Farm (cf. map 4)⁷⁴. A further two granges are known to have belonged to the Abbey located within the area. One at Wetmore is recorded in the early 13th century, but its location and later history is unknown⁷⁵. Burton Abbey had also

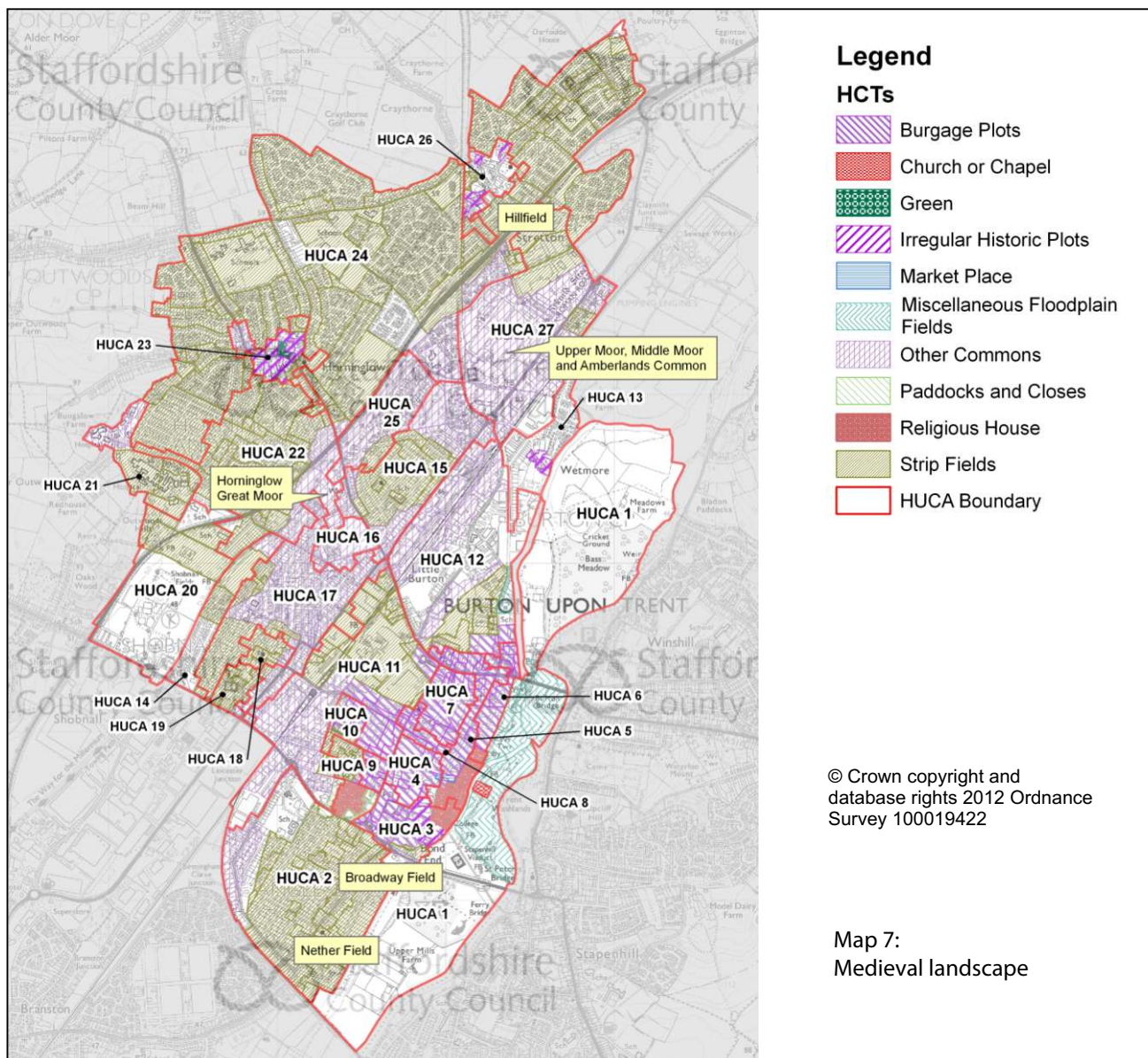
established a grange at Shobnall by the early 14th century⁷⁶. The site is probably that located to the north east of Sinai Park (outside the EUS Project area); a second site known as The Grange, in HUCA 19, had been established by the mid 19th century⁷⁷.

An estate known as Wetmore belonged to Burton Abbey by 1066 and is also mentioned in a charter of 1012. The boundary outlined in the charter suggests that the early medieval Wetmore estate incorporated much of what later became Horninglow and part of Anslow⁷⁸. Settlement was therefore probably located at Wetmore and possibly at Horninglow by the early to mid 11th century; it certainly existed at Horninglow by the early 12th century⁷⁹. Stretton, which also lies within the EUS project area, is first recorded in the early medieval period and the placename refers to the Roman road of Ryknild Street (cf. 2.2)⁸⁰. The historic core of Stretton, as depicted on Wyatt's map, is located 843m north west of Ryknild Street and it has been suggested that this is the result of settlement shift, possibly associated with Burton Abbey, which had occurred by the 13th century⁸¹.

2.4.5 Agriculture

Map 7 reveals the landscape around Burton, Stretton and Horninglow during the medieval period inferred from historic maps. There are large areas of open fields and common pasture (HCTs 'Open Fields' and 'Unenclosed Land') surrounding the settlement. The open field system probably originated in the early medieval period and generally comprised at least two or more large hedge-less fields which were farmed on a rotational basis between arable, fallow and other crops. The fields were divided into strips which individual landholders held across the various fields. The fossilised remains of the strips sometimes survive as 'ridge and furrow' earthworks, although no such remains survive within the

EUS project area. The names of the open fields across the EUS area appear to have survived into the late 18th century; many of the enclosures incorporate 'Field' names and these are reproduced on map 7⁸². Documentary sources record open fields in Burton and include 'Brode rudding' in the mid 13th century (believed to be the Broadway field recorded on Wyatt's map in the late 18th century; cf. map 7); Moor flat was recorded in 1307, Cross flat in 1324 and the 'field of Burton' in 1324⁸³. The inhabitants of Burton also worked arable land across the river in Winshill (beyond the EUS area)⁸⁴.



Watermills, to grind corn, were also an important part of the arable economy; Burton abbey held a mill on the Trent at Winshill (beyond the EUS project area) in 1086, which it is believed may have served their entire Burton estate⁸⁵. By the early 12th century there were several mills recorded besides that at Winshill. There was a mill at Stretton, probably on the River Dove and perhaps to be associated with the later Clay Mill which was recorded in the 14th century⁸⁶. There were also

⁸⁷ Ibid: 62
⁸⁸ Ibid.
⁸⁹ Ibid: 53-54
⁹⁰ Dyer and Lilley 2012: 83
⁹¹ Dyer 2002: fig 4 on p. 19 (Tailor, butcher, shoemaker, carpenter, chapman, painter and furbour)
⁹² Tringham 2003: 7
⁹³ Cf. Stafford EUS; Langley 2011

⁹⁶ Ibid.: 8 and 73
⁹⁹ Ibid: 65
¹⁰⁰ Ibid: 8 and 79
¹⁰¹ Ibid: 79
¹⁰² Tringham 2003: 7
¹⁰³ Tringham 2003: 7 and 48; English Heritage National Heritage No. 1006084
¹⁰⁴ Atherton 1998: 113
¹⁰⁵ Tringham 2003: 48

two mills on the River Trent; located on the western bank opposite Stapenhill (later known as Upper Mills – cf. HUCA 1)⁸⁷. There may also have been a watermill near Burton Bridge by the early 12th century, although its later history is unknown (cf. HUCA 1)⁸⁸.

Meadow land has also formed an important part of Burton agricultural economy; these lands were principally located on the islands within the River Trent and upon its banks⁸⁹.

2.4.6 Economy and Industry

One of the indicators that a settlement was a town rather than a village with a market was economic diversity with numerous non-agricultural occupations⁹⁰. The historian Chris Dyer identified, using 15th century plea rolls, seven different occupations in Burton relating to both the building trade and retail⁹¹. Other records identify further occupations such as the seven vintners in the mid 13th century and two taveners in the early 14th century⁹². These latter two occupations in particular are seen to be related to pilgrims coming into the town to visit St Modwen's shrine; such early tourism was often an important part of the economy of a town⁹³. Other industries included metal working and tanning, both of which have the potential to have left archaeological remains⁹⁴. During an excavation at 186-187 Horninglow Street quantities of slag was found within three pits indicating metal working; however, the excavators gave the activity on site a broad date of medieval/early post medieval (HUCA 5)⁹⁵.

The monastery was an active participant in the economy, not only of the town, but of the wider countryside. By the later 13th century Burton Abbey was one of a number of monasteries who were supplying wool to the Florentine market⁹⁶. Consequently clothworkers' working in Burton appear in 13th century documents⁹⁷. The physical evidence of this industry included a fulling mill

owned by Burton Abbey on the River Trent at Winshill (just beyond the EUS project area)⁹⁸. Brewing was also associated with the monastery in the medieval period; although little further is known concerning this activity⁹⁹.

By the 15th century Burton had become renowned for alabaster carving; probably principally altar carvings at this early date (cf. 2.5.3)¹⁰⁰. This may have built upon an earlier undocumented tradition as the extraction of alabaster occurred in the local area in the 12th and 13th centuries¹⁰¹.

The economy of the town during the medieval period was also reliant upon the pilgrim trade who were encouraged to visit the town following the discovery of St Modwen's alleged relics in 1201; although the cult was being promoted during the 12th century¹⁰².

2.4.7 Burton Abbey

Burton Abbey was largely rebuilt in the early to mid 12th century; the form of the buildings being typical of Benedictine houses with the precinct lying on the southern side of the church and including a dormitory, refectory and chapter house around a cloister (these areas being protected as a Scheduled Monument)¹⁰³. The abbey church was physically divided; the monks worshipping in the eastern (upper) end and the townspeople in the western (lower) end¹⁰⁴. Further additions were made in the 13th to 15th centuries¹⁰⁵. These buildings included the site of the Abbey Gate, which was apparently built between 1424 and 1454¹⁰⁶. Images of the gatehouse, the earliest of which is dated to 1779, show stone courses to the lower half of the buildings in the High Street, with timber framing probably representing post medieval (post-dissolution) rebuilding¹⁰⁷. The Abbey gateway was dismantled in 1927 (cf. HUCA 3)¹⁰⁸. Two extant buildings retain architectural fabric which reveals they were constructed during

⁹⁴ Tringham 2003: 79 and 80
⁹⁵ Staffordshire HER: PRN 52161; Dingwall 1991
⁹⁶ Tringham 2003: 8
⁹⁷ Ibid.

¹⁰⁶ Staffordshire HER: PRN 00909
¹⁰⁷ Shaw 1798; Buckler 1839a and Anon. 1909. All viewed online 26/03/2012
¹⁰⁸ Tringham 2003: 51

¹⁰⁹ Staffordshire HER: PRN 08360; Howard, Laxton & Littleton 1998; Tringham 2003: 53

¹¹⁰ Richard Stone, Chairman of Burton Civic Society pers. comm..

¹¹¹ Staffordshire HER: PRN 08361; Tringham 2003: 51

¹¹² Williams 1997

¹¹³ Ibid.

¹¹⁴ Cherrington 2007

¹¹⁵ Healey 2007

¹¹⁹ Tringham 2003: 48-51

¹²⁰ Tringham 2003: 7 and 25

¹²¹ Ibid: 9

the lifetime of the Abbey. The Grade II listed Manor House retains mid 14th century timber framing and had originally incorporated an open hall; although it has largely been rebuilt (cf. plate 10)¹⁰⁹. Its function during the medieval period is currently unclear, although it has been suggested to contain elements from personal chambers added by Abbot John Ibstock (1347-1366)¹¹⁰. The Grade II* Abbey Inn retains some remains of the 13th century infirmary as well as a 14th century north wing with the remains of a large window probably originally intended to light a first-floor chapel (cf. plate 2)¹¹¹.

There have been three archaeological interventions within the area of the Scheduled Monument since 1997. Two were carried out adjacent to the 19th century Market Hall. The first found building rubble layers which incorporated fragments of medieval floor tile; probably relating to the demolition of abbey buildings following the Dissolution (cf. 2.5.5)¹¹². Below this demolition layer there was a series of five sandstone blocks which were interpreted as a probable boundary or garden wall¹¹³. The second intervention also found a demolition layer interpreted as relating to structures or boundary walls associated with the medieval abbey¹¹⁴. The third intervention was carried out in 2007 adjacent to the Grade II* Abbey Inn where well preserved archaeological remains were uncovered¹¹⁵. The structural features discovered were interpreted by the excavators as forming part of the early 14th century "great hall" of the abbey infirmary¹¹⁶. Further fabric from Burton Abbey also exists to the rear of the Market Hall and includes the doorway into the chapter house and the bases of the chapter house columns¹¹⁷. A later wall, also to the rear of the Market Hall, incorporates sculptural fabric from the abbey. Other fabric from the abbey also appears to have been reused in other places including in the walls of the Memorial Gardens¹¹⁸.

The abbey site would also have incorporated at least one cemetery for the monks and townspeople, but also two fishponds and a dovecote (cf. HUCA 3 and HUCA 6)¹¹⁹.

2.4.8 Communications

The evidence for the medieval transport network comes from documentary sources only. There were a number of crossing points over the River Trent recorded in medieval documents. A ferry from Stapenhill was recorded in 1467, but may have earlier origins (cf. 2.3.3). The stone built Burton Bridge, linking Horninglow Street/Bridge Street to Winshill existed by circa 1200 and included a chapel¹²⁰.

2.5 Post Medieval (1500 to 1699)

2.5.1 Town Plan and Settlement

The town plan of Burton is unlikely to have significantly altered during the post medieval period; there is currently no evidence for expansion (cf. map 8). However, Cat Street (later Station Street) may have been subject to settlement shrinkage prior to or during this period. The alternative interpretation is that it had failed to develop at all (cf. 2.4.1). Only archaeological evidence could determine the extent to which settlement within the town either grew or shrank during this period.

From 1546 the town formed part of the estates of the Paget family (later the Marquis of Anglesey)¹²¹.

2.5.2 Agriculture

The open fields, associated with the settlements within the EUS project area, were enclosed piecemeal during the post medieval period. These field patterns are identifiable on historic maps; the enclosure pattern fossilised the form of medieval ploughing in characteristic dog-leg or reverse 'S' field

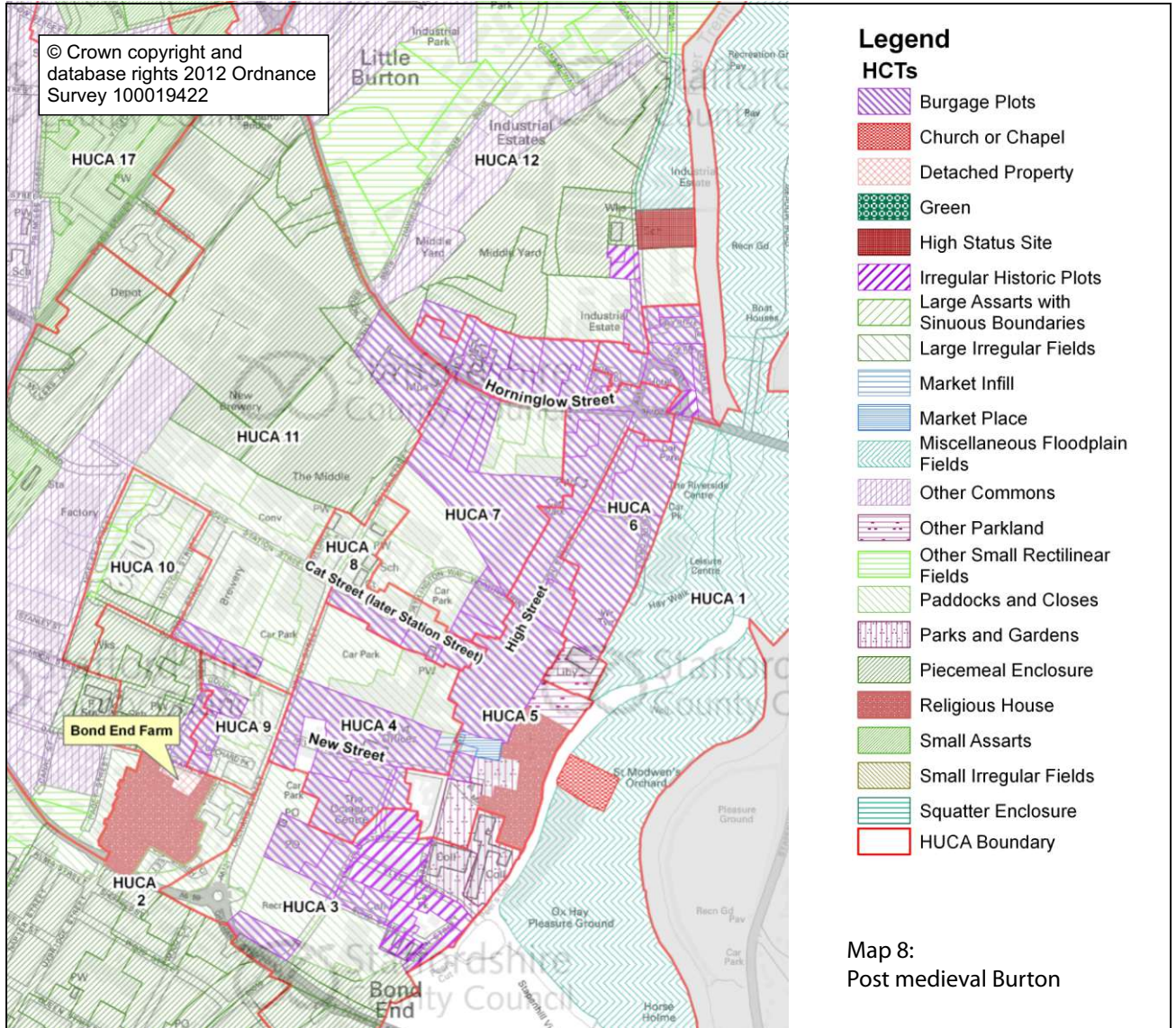
¹¹⁶ Ibid.

¹¹⁷ Richard Stone, Chairman of Burton Civic Society pers. comm..

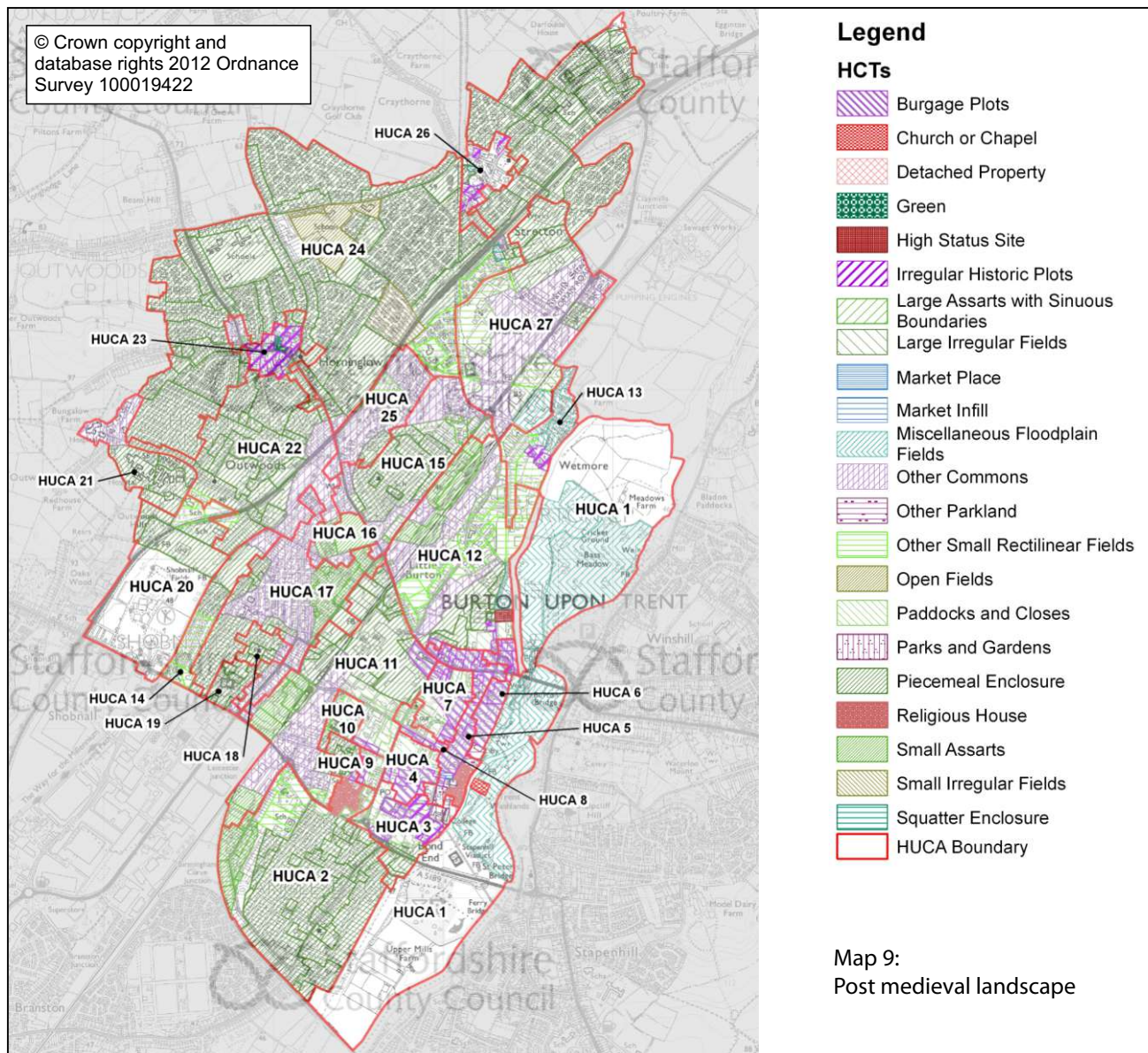
¹¹⁸ Ibid.

¹²¹ Ibid: 9
¹²² Tringham 2003: 54 and 55
¹²³ Ibid: 182 and 193
¹²⁴ Ibid.
¹²⁵ SRO D(W)1734/2/3/131 Wyatt 1757; SRO D(W)1734/2/3/133 Wyatt 1760; SRO D(W)1734/2/3/135 Wyatt 1757; SRO D(W)1734/2/3/138 Wyatt 1757

boundaries. Documentary sources reveal that Moor Mill flat, in Burton, had been enclosed by the 1540s, but other land in the manor began to be enclosed during the 17th century(cf. 2.4.5)¹²². Enclosure was being carried out in Stretton by the end of the 16th century, but the open fields survived in Horninglow until the early 18th century¹²³,



A plan to enclose the common pasture (HCT 'Unenclosed Land' on map 9) was proposed in 1694 not implemented¹²⁴. However, late 18th century maps clearly reveal that some of the common land was being enclosed; HCT 'Small Assarts' on map 9 reveals this process¹²⁵.



2.5.3 Economy and Industry

Documentary evidence has identified the key industries in Burton during this period. Woollen cloth, probably for the local market, was the principal 16th century industry and a number of watermills were converted to fulling mills. The industry appears to have declined by the early 18th century¹²⁶. Felt and hat makers were also recorded in the town during this period¹²⁷.

Alabaster carving continued to be an important industry in Burton during the post medieval period; by the early 16th century it was particularly noted for its church monuments (cf. 2.4.6)¹²⁸. The industry declined in the 17th century¹²⁹. Other industries included nail making¹³⁰.

Despite the lack of evidence the inhabitants were probably involved in many other industries which supplied the local market as they had done in the medieval period. The inhabitants were described as being impoverished during this period, although tax records suggest that they were as affluent as any other Staffordshire town¹³¹.

¹³² Ibid: 9
¹³³ Ibid: 10 and 37; Healey 2007; Cherrington 2007 and Williams 1997
¹³⁴ Ibid: 11
¹³⁵ Ibid

¹³⁶ Tringham 2003: 15 and 37
¹³⁷ Staffordshire HER: PRN 05026; PRN 13813, PRN 13814, PRN 08360, PRN 08361, PRN 08382 and PRN 13815
¹³⁸ SRO D3152/1 Spooner 1865; Landmark Information Group nd. First edition 50' OS plan
¹³⁹ Tringham 2003: 38
¹⁴⁰ Ibid: 15
¹⁴¹ Ibid: 16 and 41
¹⁴² Ibid: 44

2.5.4 Burton Abbey

The Abbey was dissolved in 1539, although a short-lived college of secular priests were located here between 1541 and 1545. In 1546 the site of the abbey and all its former estates were granted to Sir William Paget¹³². The demolition debris recorded in all three excavations within the abbey since 1997 (cf. 2.4.7) may date from between this period (when Paget had plans to convert the site to a domestic residence, although this was never fulfilled) through to the 17th century when it is known that many of the buildings were demolished¹³³. The abbey church survived on the site until the early 18th century (cf. 2.6.5).

2.5.5 Civil War

The town, being located upon an important river crossing, was involved in several skirmishes during the Civil War, changing hands on several occasions¹³⁴. Documentary resources mention damage to the church during a battle in 1643; presumably damage was also caused within the town during this period, but what the precise impacts this had are currently unknown¹³⁵.

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

2.6.1 Town Plan and Settlement

Historic maps chart the principle changes to the town plan during this period. The earliest of these maps is Wyatt's plan of 1760 which reveals a town probably largely unchanged from the medieval period, although with potential areas of settlement shrinkage in some of the streets most notably Cat (later Station) Street (cf. 2.4.1). Visitors in the 18th century reported that the town was comprised of well built brick buildings; although the rebuilding of properties was recorded probably associated with economic

prosperity¹³⁶ (cf. HUCAs 3, 4, 5 and 6).

Archaeological building recording at several properties within the town have revealed earlier, timber framed, cores surviving within properties of 18th and 19th century date¹³⁷. Further such discoveries may be waiting to be discovered among the later buildings across the historic core (cf. HUCA 5).

The town only began to expand significantly in the mid 19th century; this was probably prompted by the opening of the railway (cf. 2.6.6) which encouraged the growing brewing industry to build new large breweries on what had been green field sites (cf. map 10 and map 12)¹³⁸.

Suburban expansion began in the early 19th century and continued into the mid 19th century, being closely linked to the growth of the brewing industry (cf. HCT 'Suburb' and 'Suburb – Terraces' on map 11)¹³⁹. Most of the 19th century housing was built by private speculators and building societies; this accounts for the variety of architectural detailing which can be seen within the extant houses in areas of 19th century suburban expansion¹⁴⁰. Some small-scale expansion had occurred to the south of Stretton and to the south and north west of Horninglow by the end of the 19th century (cf. map 12).

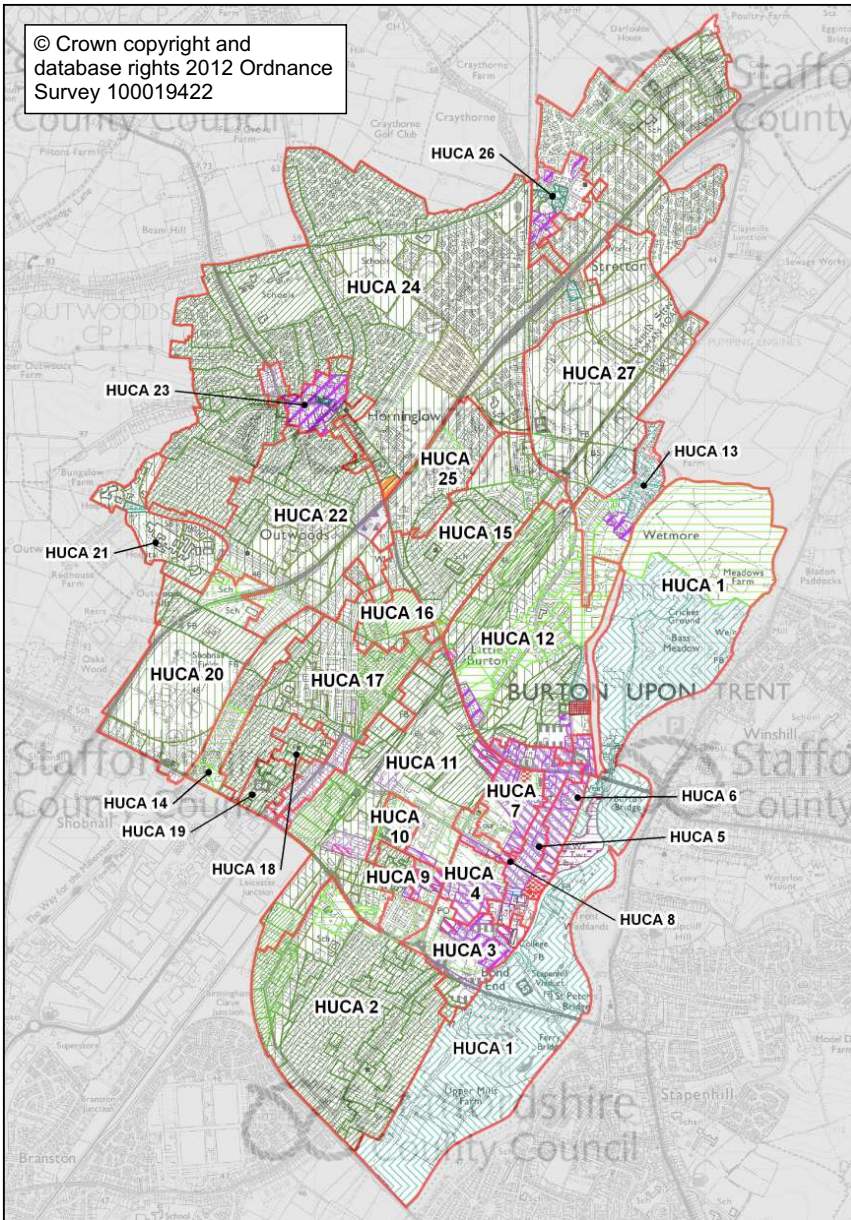
The expansion northwards from the High Street during the 19th century also included the construction of new Anglican churches, non-conformist chapels, schools, an infirmary and other public buildings (e.g. HUCA 8 and HUCA 18)¹⁴¹. Many of these new public buildings were built by London architects and largely reflect the prosperity of the town and of the owners of its principle industry; brewing (cf. HUCA 18 for example)¹⁴².

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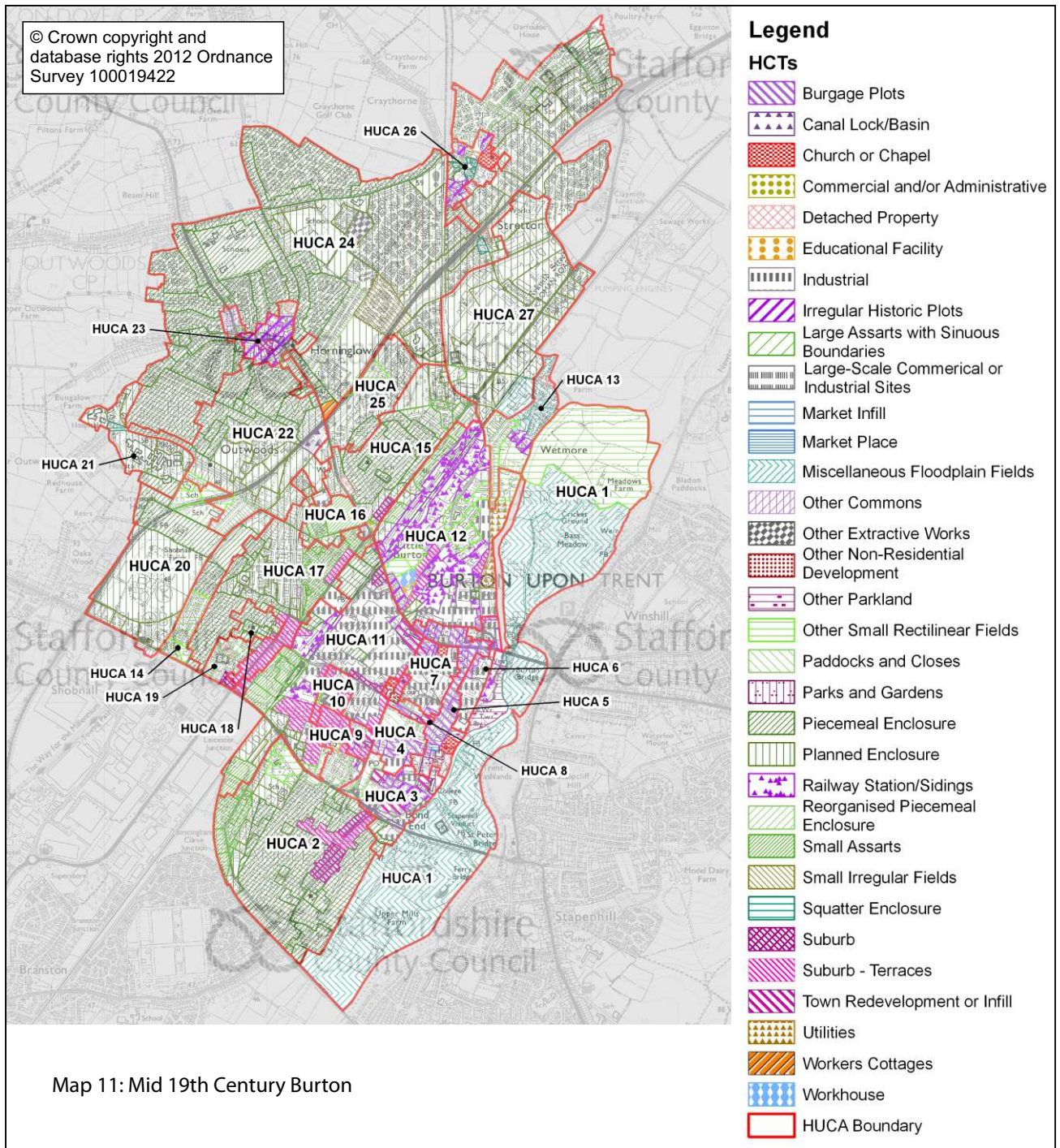
Legend

HCTs

-  Burgage Plots
-  Canal Lock/Basin
-  Church or Chapel
-  Commercial and/or Administrative
-  Detached Property
-  Green
-  High Status Site
-  Industrial
-  Irregular Historic Plots
-  Large Assarts with Sinuous Boundaries
-  Market Infill
-  Market Place
-  Miscellaneous Floodplain Fields
-  Other Commons
-  Other Parkland
-  Other Small Rectilinear Fields
-  Paddocks and Closes
-  Parks and Gardens
-  Piecemeal Enclosure
-  Planned Enclosure
-  Reorganised Piecemeal Enclosure
-  Small Assarts
-  Small Irregular Fields
-  Squatter Enclosure
-  Suburb - Terraces
-  Town Redevelopment or Infill
-  Workers Cottages
-  HUCA Boundary



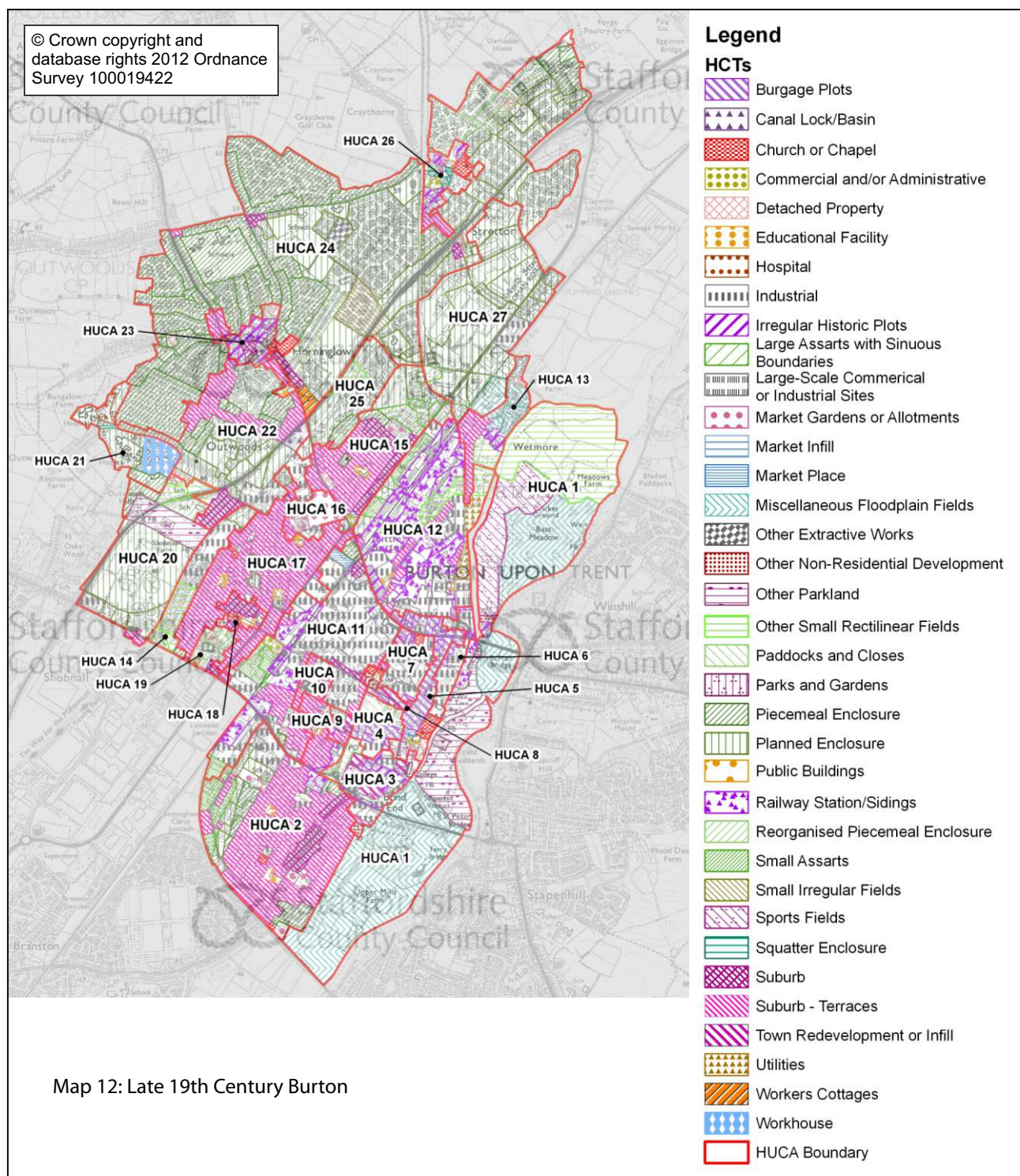
Map 10: Early 19th Century Burton



2.6.2 Government and Services

The lords Paget still maintained an interest in the town during the 18th and early/mid 19th century¹⁴³. However, during the 19th century their influence declined resulting ultimately in the relinquishment of many of their rights from the 1870s¹⁴⁴. The 19th century, in contrast, saw an increase in the influence of the leading manufacturers, principally the Bass family and most notably Michael Thomas Bass (1799-1884) and his son Michael Arthur Bass (1837-1909) who created Baron Burton of Rangemore and Burton-on-Trent in 1886¹⁴⁵. The municipal borough was

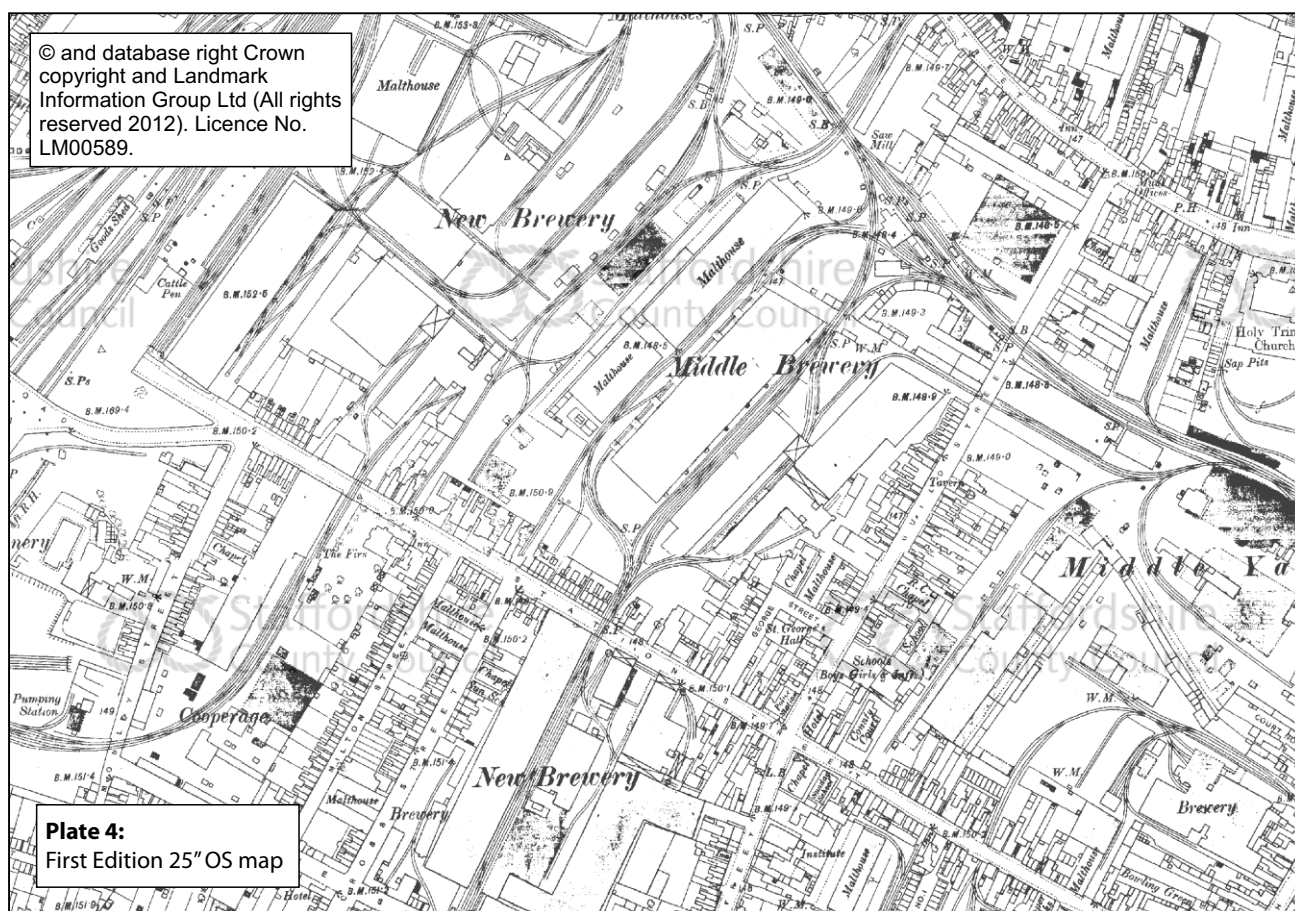
established in 1878 with six of the seven alderman being brewers¹⁴⁶. The Grade II listed town hall on King Edward Place was conveyed to the municipal borough in 1891 from Michael Arthur Bass, Lord Burton. It had originally been constructed as the St Paul's Institute and Liberal Club in 1878 being financed by Lord Burton's father, Michael Thomas Bass (plate 16)¹⁴⁷.



Improvements to public welfare in the town were carried out by the Town Land Feoffees, but in 1779 a body of improvement commissioners was established¹⁴⁸. A purpose built Union workhouse was constructed to the north of Hawkins Lane in 1839, but this had been replaced by a new building on Belvedere Road in 1884 (cf. HUCA 12 and HUCA 21)¹⁴⁹. A number of the workhouse buildings at the latter site survive.

2.6.3 Agriculture

The enclosure of the remaining large areas of common pasture within the EUS project area was carried out in the late 18th and early 19th centuries. Two Acts of Parliament to enclose this land were passed; in 1771 and 1823¹⁵⁰. The resulting field system is identifiable on historic maps for its straight boundaries; the geometric patterning was created as a consequence of the land being laid out by surveyors (HCT 'Planned Enclosure' on map 10).



2.6.4 Economy and Industry

During the first part of the 18th century the industries on which Burton's economy was based included iron-working and hat-making¹⁵¹. Brewing also began to expand at this time apparently following the opening of the Trent Navigation in the 1710s (cf. 2.6.6)¹⁵². In the late 18th century Robert Peel established a number of cotton mills on the Trent, converting and rebuilding a number of watermills¹⁵³. However, the industry was in decline by the mid 19th century¹⁵⁴.

¹⁵⁵ Ibid: 68
¹⁵⁶ Ibid: 16-17
¹⁵⁷ Staffordshire HER: PRN 08460
¹⁵⁸ Staffordshire HER: PRN 08360 and PRN 08361
¹⁵⁹ Tringham 2003: 51
¹⁶⁰ Ibid: 50
¹⁶¹ Cherrington 2007
¹⁶² Tringham 2003: 53

¹⁶⁴ Ibid: 17
¹⁶⁵ Staffordshire HER: PRN 08479 and PRN 08607
¹⁶⁶ Staffordshire HER: PRN 54042; Tringham 2003: 120-123
¹⁶⁷ Tringham 2003: 132
¹⁶⁸ Ibid: 132-139

From the mid 19th century the principle industry was brewing, which had grown from its largely domestic origins located in the rear plots of houses within the historic core to large purpose-built breweries on green field sites to the north of the High Street¹⁵⁵. By the late 19th century over half of the male working population of the town was working in the brewing industry. The rapid expansion of the brewing industry was associated with the construction of the mainline railway in the 1830s¹⁵⁶. Historic mapping reveals just how important the railway was to the industry; all the principle breweries were connected to the mainline by their own private rail network (cf. plate 4). The extent of industrial expansion within the town can be seen by comparing maps 10 to 12.

Whilst brewing was the principle industry in the town during the late 19th century, iron-working was also an important component of the economy¹⁵⁷.

2.6.5 Religion

The Abbey church was rebuilt between 1719 and 1726 and is Grade I listed (cf. plate 5)¹⁵⁸. Two buildings survive from the medieval Burton Abbey, although both have been much altered; the Grade II listed Manor House and the Grade II* Abbey Inn (plate 10 and plate 2)¹⁵⁹. The latter was being used as a domestic dwelling known as The Abbey in 1818 (cf. plate 2)¹⁶⁰. Work on the former during the earlier 18th century may be associated with Henry Hayne¹⁶¹. It has been suggested that the archaeological evidence for levelling to the north west, post-dating the dissolution, may be associated with landscaping which could have formed part of these 18th century improvements¹⁶². The site was known as the Manor House by the 1790s (plate 10)¹⁶³.

The expansion of the town from the early 19th century onwards led to a burgeoning of church and chapel building, often funded by

the principal brewing families¹⁶⁴. The extant churches include the Grade II* listed St Paul's, St Paul's Square, built 1874 for Michael Bass and the Grade II* St Mary's Church in Church Road, Stretton built 1895-7 for John Gretton of the Bass company¹⁶⁵ (HUCAs 18 and 26). The Allsopp family funded the rebuilding of Holy Trinity Church, Horninglow Street in 1882; the earlier building having been constructed in 1824 (it was demolished in 1971)¹⁶⁶.



Plate 5: St Modwen's Church

The non-conformist denominations enjoyed considerable success in Burton during the 19th century; the 1851 religious census recorded that one third of those recorded had attended one of the six non-conformist chapels¹⁶⁷. The decline in attendance during the 20th century has led to the demolition of many of the 19th century chapels¹⁶⁸. Those which survive include the Grade II listed former Congregational chapel, High Street built in 1842; the Trinity Free Chapel, St George Street the extant building dating to 1860 and a former Primitive Methodist Chapel, Mosley

¹⁶⁹ Staffordshire HER: PRN 08393, PRN 54632 and PRN 54737; Tringham 2003: 136

¹⁷⁰ Staffordshire HER: PRN 54650; Tringham 2003: 131

¹⁷¹ Tringham 2003: 13

¹⁷² Ibid: 30

¹⁷³ Staffordshire HER: PRN 05234

¹⁷⁴ Tringham 2003: 30; Staffordshire HER: PRN 02213

¹⁷⁵ Ibid: 15 and 30



Street in 1878 (which became a Salvation Army Citadel in 1946)¹⁶⁹.

A Roman Catholic Church was opened on Guild Street in 1879 to a design by the architect J. K. Morley; the tower and spire were completed in 1897¹⁷⁰.

2.6.6 Communications

The earliest improvement to the communications network in this period occurred in the 1710s when the River Trent was made navigable; this initiative enabled produce to be carried and provided an early stimulus to Burton's brewing industry¹⁷¹. The Trent and Mersey Canal reached the Burton area in the 1770s; it lies approximately 1.5km to the north west of the historic core¹⁷². The work was carried out by the canal engineers James Brindley and Hugh Henshall; its entire length through Staffordshire has been designated as a Conservation Area¹⁷³. The Bond End canal, also constructed in the 1770s, was eventually connected to the Trent & Mersey Canal circa 1795 providing a link between the River Trent and the main canal¹⁷⁴.

The major innovation in transport for Burton was the construction of the railways; the Birmingham to Derby mainline opened in 1838 when a station serving Burton was also opened at the western end of Cat Street (later Station Street)¹⁷⁵. Two branch lines were opened; Burton to Leicester in 1849 and between Burton and Tutbury in 1848¹⁷⁶. Many of the breweries took advantage of this rail network to build their own lines linking into the main line railway. In 1870 the Bond End canal was infilled to be used as a brewery railway¹⁷⁷. The final branch line to be constructed was laid by the London and North Western Railway Co. in 1882 linking two railway junctions¹⁷⁸.

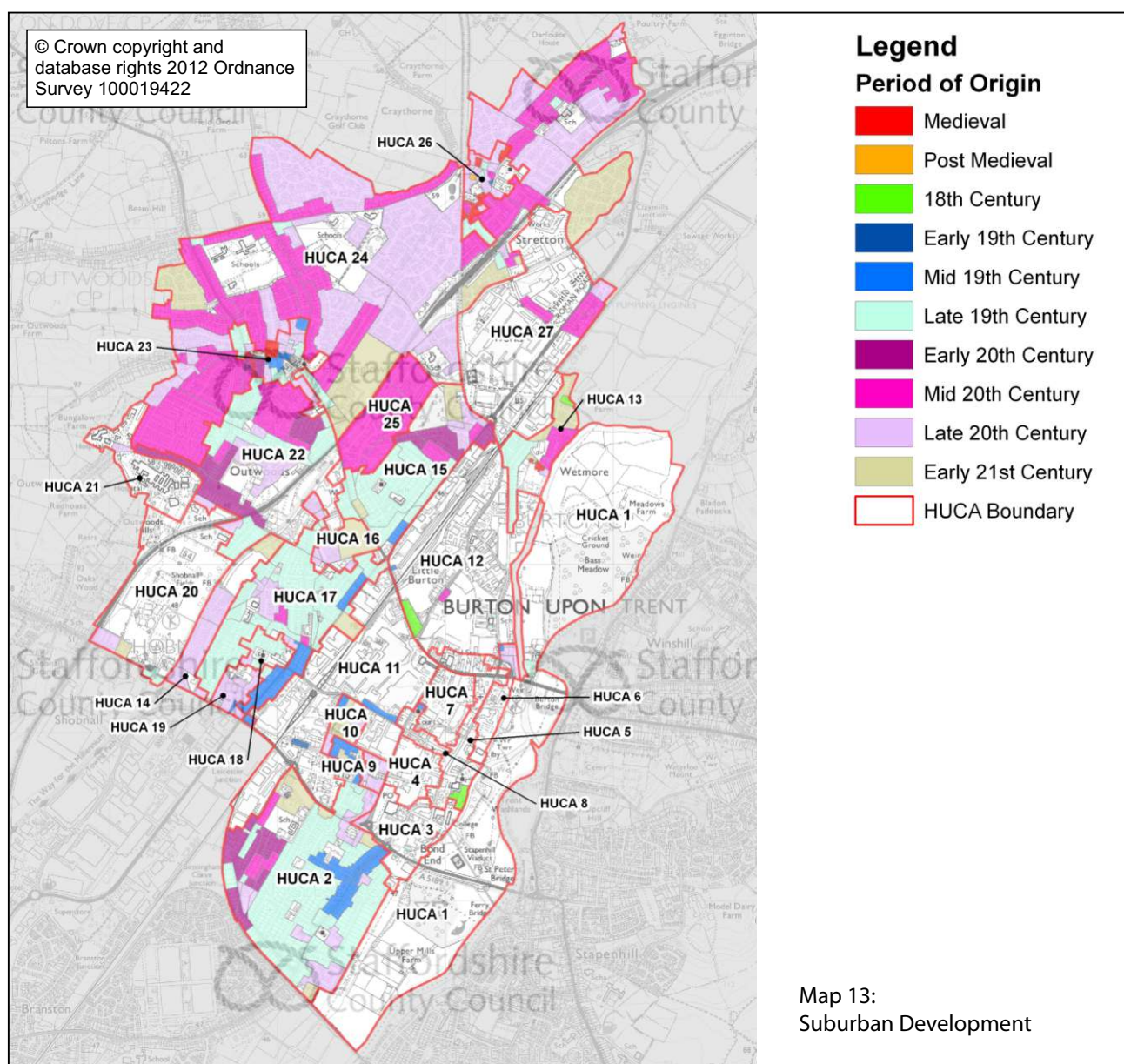
Plate 6: Stapenhill Viaduct

¹⁷⁶ Ibid: 30

¹⁷⁷ Ibid: 30

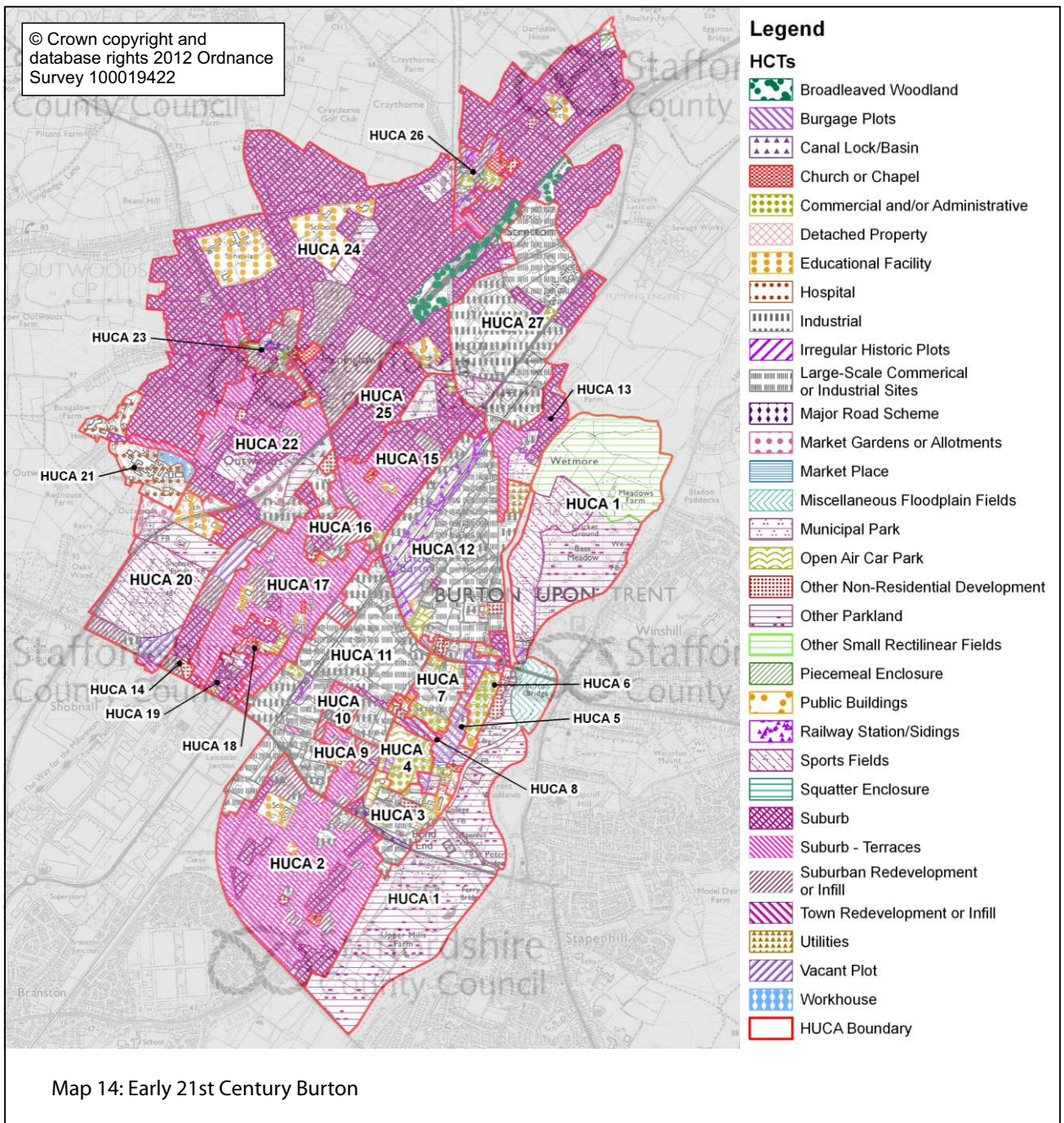
¹⁷⁸ Ibid: 31

During this period, despite several roads being turnpiked in the late 18th century, the road network did not significantly contribute to the economy of the town¹⁷⁹. However, improvements to the crossings over the River Trent were made. The ferry to Stapenhill was replaced in 1889 by the Grade II listed Ferry Bridge foot bridge; the Stapenhill Viaduct linking the bridge to Burton was opened in 1890 (cf. plate 6)¹⁸⁰. A new bridge was built adjacent to the medieval bridge at the head of Horninglow Street between 1858 and 1862 and following its completion the medieval bridge was dismantled (plate 8)¹⁸¹. The new bridge took a shorter route across the river than the old bridge (cf. HUCA 1).



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

During the 20th century the historic core of Burton has seen some redevelopment of individual properties along the High Street, New Street and Horninglow Street. The former Abbey Gatehouse was demolished in the 1920s and the Abbey Arcade was built in the 1930s (cf. plate 7 and HUCA 5). To the north west of the High Street there has been considerable redevelopment during the late 20th century as the brewery industry declined and retail and the service industries became more important to the economy of the town (cf. HUCA 4 and HUCA 7).



There was continued housing development away from the historic core on green field sites during the mid 20th century and further rapid expansion in late 20th century (cf. map 12, map 14 and map 13). Industrial development is also a feature of this period as it too concentrated on new sites away from the historic core (cf. HUCA 27). Some of the breweries remained on their historic sites, but were largely redeveloped during the late 20th century (cf. HUCA 11). However, key historic brewery buildings do survive across the EUS project area some of which are nationally listed. The latter includes a Grade II listed former joiners shop built in the mid 19th century and the contemporary brewery buildings adjacent all of which form part of a museum to the brewery industry which opened in 1977¹⁸².



Plate 7: Abbey Arcade

Section Summary

- ◆ Burton Abbey was established on the west side of the River Trent in the early 11th century. Its site lies within **HUCA 3, HUCA 5** and **HUCA 6**. A grange was established in the medieval period which lay within **HUCA 2**. Much of the land on which the Abbey stood has since been redeveloped within these HUCAs. However, within **HUCA 5** there has been less development through the creation; this may have provided some protection to below ground archaeological remains associated with the medieval abbey. Two historic buildings originally constructed by the Abbey also survive within this HUCA. The Grade II* Abbey Inn had formed part of the Abbey infirmary and the Grade II listed Manor House retains 14th century fabric.
- ◆ The earliest settlement associated with the Abbey may survive in the irregular pattern within **HUCA 3**; an area known as Bond End by the medieval period. The abbey laid out the town of Burton in five phases; by the late 13th century the historic core covered an area incorporating **HUCAs 4 to 9**, but parts also lie within **HUCAs 3, 10, 11** and **12**. The historic street pattern survives in all of these HUCAs, but due to intensive redevelopment in the 19th and 20th centuries the medieval burgage plots are only legible within **HUCA 5** (with a small area in **HUCA 4**). The market place and its association with the Abbey church (the latter redeveloped with a new church building in the early 18th century) is extant within **HUCA 5**.
- ◆ Three further historic cores have been incorporated into the EUS project; Wetmore (**HUCA 13**), Horninglow (**HUCA 23**) and Stretton (**HUCA 26**). The historic character of their origins as rural settlements survives to a degree and includes historic buildings despite their complete encompassment by housing development in the mid to late 20th century. Some redevelopment within the historic cores is also evident which has its origin in the 19th century.
- ◆ The expansion of the brewing industry in the 19th century was carried out principally on land to the west of High Street and north of Horninglow Street (**HUCA 4, HUCA 7, HUCA 11** (the greatest concentration) and **HUCA 12**. Within **HUCA 4, HUCA 6** and **HUCA 7** large retail complexes have largely replaced the brewery buildings during the late 20th century. Large-scale breweries survive in **HUCA 11**, but there appears to have been a programme of redevelopment and reorganisation of breweries during the late 20th century which has resulted in the loss of some historic brewing fabric and complex plan form. However, the greatest number of historic brewery buildings (including associated industries) survive within **HUCA 11**. This includes three Grade II listed buildings. A Grade II listed joiners shop (associated with the brewing industry) lies in **HUCA 7**; it, and its adjacent former engineering works, form the Brewery Museum. Historic brewery buildings survive in **HUCA 12** including four Grade II listed malt houses. Further Grade II listed brewery buildings survive in **HUCA 2** and **HUCA 5**.
- ◆ The brewery industry had extended beyond this initial core by the late 19th century and extant brewery buildings can also be found within **HUCA 10, HUCA 15, HUCA 22, HUCA 23** and **HUCA 27**. Other historic industrial buildings also survive in **HUCA 3, HUCA 17** and **HUCA 22**.

- ◆ Large-scale late 20th century industrial development dominates **HUCAs 12** and **27**.
- ◆ The success of the brewery industry led to substantial suburban development during the 19th century; much of which is legible within the EUS project area. Nineteenth century terraced houses dominate the character of **HUCA 2** and **HUCA 17**. Further 19th century terraced houses can be found within **HUCAs 13, 15, 22** and **26**. Mixed 19th century housing, often reflecting the social aspirations of the occupiers, survives to contribute to the local character in **HUCAs 11, 15, 18, 20, 22** (expanded in the early 20th century) and **23**. The housing development in these HUCAs is often complemented by contemporary extant schools, chapels and churches.
- ◆ Other 19th century development either dominates the character, or contributes significantly, in **HUCAs 8, 18** and **21**.
- ◆ Mid and late 20th century suburban expansion dominates the character of **HUCA 14** and **HUCA 19** (both late 20th century), **HUCA 24** (mid and late 20th century) and **HUCA 25** (mid 20th century). **HUCA 15** has also seen some expansion during this period. Early 21st century expansion has occurred in **HUCA 13**. Much of the remainder of the late 20th and early 21st century housing development has occurred on brown-field sites in **HUCA 9** (late 20th century), **HUCA 10** (late 20th/early 21st century) and **HUCA 16** (late 20th/early 21st century). The conversion of historic buildings has also occurred, particularly of former brewery buildings during the early 21st century (examples can be found in **HUCAs 2** and **5**).
- ◆ Public open space dominates the character of **HUCAs 1** and **20**. In the latter this dates from the late 19th century.

3. Statement of Historic Urban Character

3.1 Definition of Historic Character Types (HCTs)

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

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

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

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

Table 1: Periods

3.2 Statement of Historic Urban Character (HUC)

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

Each of the statements of HUC is not static and may need to be enhanced or adapted as new information which alters our understanding and perception of each area becomes available¹⁸³.

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

3.2.1 Heritage values

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

¹⁸³ In line with English Heritage 2008: paragraph 38

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

Table 2: Heritage values

3.1.2 Assessment of value

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

The definition of heritage assets incorporates buildings, monuments (above and below ground archaeology), place, areas, landscapes and townscapes¹⁸⁴.

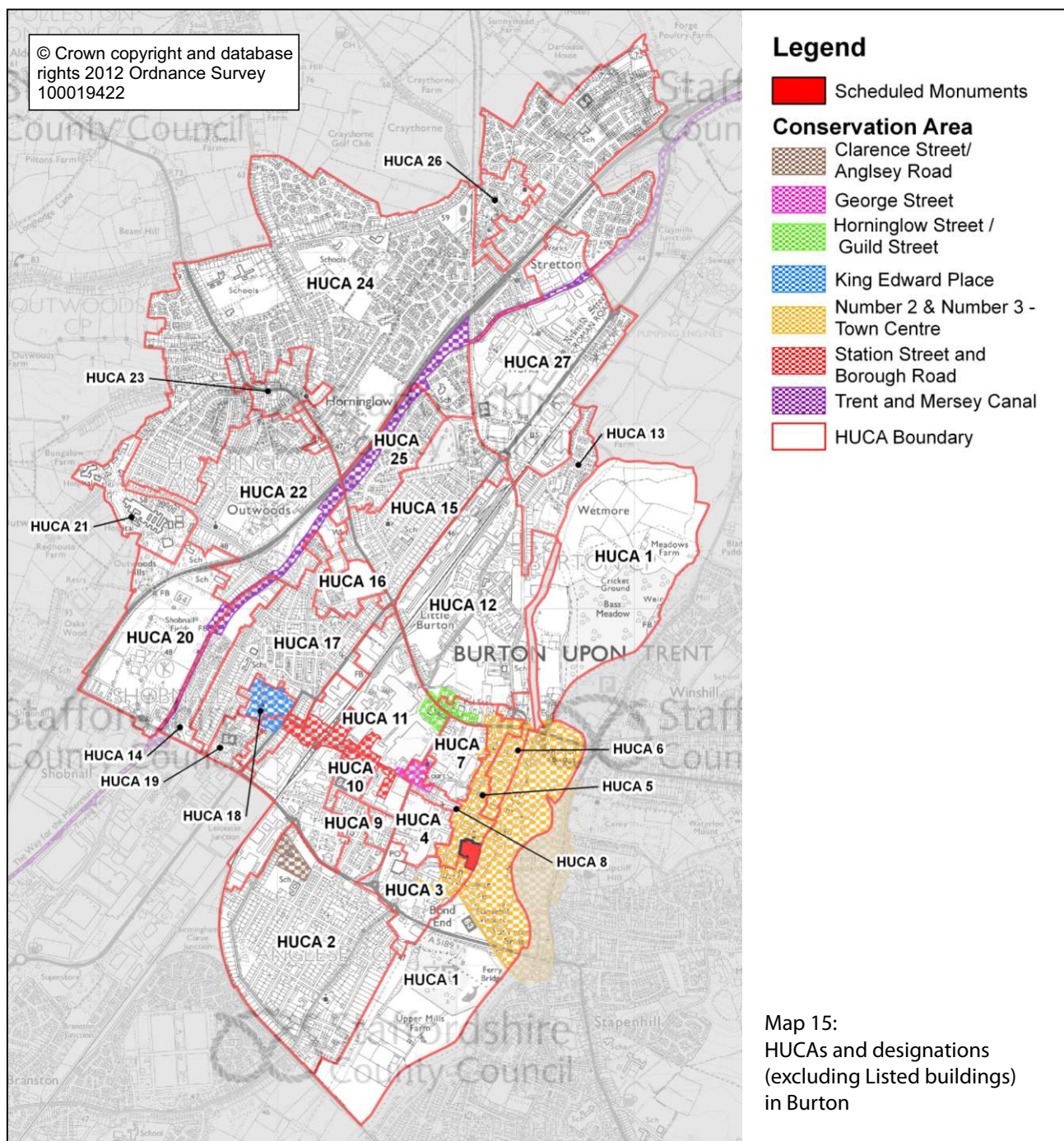
<p>Evidential value (see * below for regarding archaeological potential)</p>	<p>High</p>	<p>There is a high potential for the heritage assets with the HUCA to contribute to an understanding of the history of the town. Archaeological sites are likely to survive (both below ground and above ground fossilised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

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

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

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

4. Assessment of Historic Urban Character Areas (HUCA)



¹⁸⁸ Tringham 2003: 53 and 61; Staffordshire HER: PRN 54661
¹⁸⁹ Ibid: 53
¹⁹⁰ Ibid: 54
¹⁹¹ David and Charles 1970: Burton
¹⁹² Tringham 2003: 82
¹⁹³ Staffordshire HER: PRN 54676

¹⁹⁴ Staffordshire HER: PRN 01885; Tringham 2004: 108
¹⁹⁵ Tringham 2004: 108
¹⁹⁶ Ibid; Hooke 1983: 30
¹⁹⁷ SRO DW1734/2/3/133 Wyatt 1760
¹⁹⁸ Staffordshire HER: PRN 54616
¹⁹⁹ Tringham 2004: 24; Richard Stone, Chairman Burton Civic Society pers. comm..

Documentary evidence has revealed that the islands were exploited in a variety of ways from the medieval period onwards. Principally they appear to have been used as meadows and pasture, but there is also evidence for arable agriculture and a rabbit warren (cf. map 16)¹⁸⁸. The earliest reference to the largest of the islands, Burton Meadow lying to the north of Burton Bridge, was in a charter dated 1012. The names contained within the charter suggest that arable agriculture as well as meadow existed¹⁸⁹.

Within the modern townscape this HUCA principally comprises parkland, the most recent being created in the early 21st century around Upper Mills Farm to the south (cf. HUCA 1 map). The earliest area of parkland may relate to 'The Hay', which documentary references suggest was being used as a recreation ground by at least the early 19th century¹⁹⁰. Farmland still survives to the far north of the HUCA where Meadow Farm is extant; the field pattern has at least 18th century origins (cf. HCT 'Miscellaneous Floodplain Fields' on map 16). Meadow Farm existed by the mid 19th century, although only the farmhouse survives of the original farmstead¹⁹¹. This complex is the only known historic farmstead lying within the HUCA. Upper Mills Farm to the south appears to have been established in the late 19th century having been converted from a watermill (see below)¹⁹².

There is currently little evidence for settlement within the HUCA. The exceptions are the properties which stand at the southern end of Burton Meadow accessed from Burton Bridge (HCT 'Irregular Historic Plots' on map 16). The evidence from historic maps shows that this settlement had its origins in the late 18th century with the establishment of a wharf and the extant four storey warehouse, now known as Trent Bridge House¹⁹³. By the late 19th century this building formed part of the Bridge

Brewery, but the later brewery buildings were demolished in the late 20th century. There is currently little evidence of earlier occupation on the islands. However, there remains the potential for evidence for prehistoric, Roman or early medieval activity to survive within the HUCA. Such sites may have been sealed by alluvial deposits; many sites dating from all of these periods have been discovered in other parts of the Trent valley (cf. 2.1, 2.2 and 2.3).

The earliest known reference to a building within the HUCA is a chapel which was sited on Andresey Island opposite Burton Abbey, which was dedicated to St Andrew in the early 13th century¹⁹⁴. However, the island of Andresey is associated with the cult of St Modwen who is said to have founded a monastery there during the early medieval period (cf. 2.3.1 and 2.3.2)¹⁹⁵. Whether St Modwen really existed is open to debate, but it remains possible that this had been the site of an earlier religious institution, possibly a minster, which may have existed prior to the late 9th century (cf. 2.3.1)¹⁹⁶. The chapel of St Andrew, having been rebuilt in the late 15th century, still existed in 1699 and possibly later. By the late 18th century the rectilinear site was known as St Modwen's Orchard and appears to have been surrounded by water channels¹⁹⁷.

Water management is clearly an important element of the history of the HUCA as has been shown above with regard to the creation of water channels. Weirs across the river, controlling water flow, have also played an important role. Two weirs with probable medieval origins survive; one beneath Burton bridge and the other to the north at Winshill (the latter lying just to the east of the HUCA boundary)¹⁹⁸. The Burton bridge weir was rebuilt in 1859, to ease pollution problems by increasing the water flow into the western arm of the river into which the Hay Ditch (an open sewer) emptied (cf. plate 8)¹⁹⁹. A third weir existed to the south until it was removed in the

²⁰⁰ Ibid; Staffordshire HER: PRN 54662
²⁰¹ Ibid: 24 and 62
²⁰² Ibid: 73-74 and 82
²⁰³ Staffordshire HER: PRN 05195
²⁰⁴ Tringham 2003: 73 and 75
²⁰⁵ Ibid: 24
²⁰⁶ Ibid.
²⁰⁷ Ibid: 201-2 and 211

²⁰⁸ Ibid: 24
²⁰⁹ Staffordshire HER: PRN 54660 and PRN 08489
²¹⁰ Tringham 2003: 25
²¹¹ Ibid.
²¹² Staffordshire HER: PRN 54617; Tringham 2003: 26
²¹³ Foot: Defence Area 31: Hopwas Bridge

1960s²⁰⁰. This weir was first mentioned in the early 15th century, but was probably earlier being associated with water flow to the site of a corn mill in the vicinity of Upper Mills Farm owned by Burton Abbey by the early 12th century²⁰¹. The latter site has a long history having over the course of its life been the site of a fulling mill, a cotton mill (built by Robert Peel) and finally a colour or flint mill²⁰². In the late 19th century the building was converted to a farmstead (Upper Mill Farm), but was demolished in the early 21st century. The weir at Winshill was similarly associated with the management of water flow, feeding watermills of medieval origin. Two of these watermills (lying adjacent to the HUCA) are listed buildings. The site of a third mill, possibly associated with the weir, lies within the HUCA²⁰³. This mill may have been built in the 17th century as a fulling mill, but by the early 18th century it was being used as a forge. John Peel converted it to a cotton mill in 1813, but it was being used as a flint mill by the 1850s²⁰⁴. Consequently it is possible that the Burton bridge weir was also originally constructed to power a watermill²⁰⁵. Unlocated watermills are recorded in the vicinity of the original alignment of Burton bridge in the 1190s²⁰⁶.

The river was also an impediment to access to the abbey's estates on the eastern bank at Stapenhill and Winshill²⁰⁷. However, river crossings are recorded in documentary records during the medieval period (cf. 2.4.8). The earliest possible reference to a ford is that contained within a charter of 1012 which records 'barley ford holme' (later Burton meadow) which suggests a crossing of the river at some unknown point to the north of the HUCA. A ford at Stapenhill near Upper Mills was apparently recorded in the 13th century. The earliest reference to a ferry between Stapenhill and Burton occurs in the late 15th century, but may have existed earlier. Certainly the bridge from Bond End across the

Fleet channel existed by the late 14th century²⁰⁸. It is possible that these crossings may have had earlier origins and in the latter case may be associated with the foundation of a settlement associated with Burton Abbey in the 11th century (cf. 2.3.2). The Bond End bridge existed until the late 19th century when both it, and the ferry at Stapenhill, were replaced by a viaduct (1890) and a Grade II listed foot bridge (1889) respectively (cf. plate 6)²⁰⁹.



Plate 8: Burton Road Bridge and weir

The bridge across the River Trent between Horninglow Street (Bridge Street) and Bearwood Hill Road (the route to the settlement core at Winshill) existed by circa 1200; its western end was first recorded in the early 12th century²¹⁰. The original line of the bridge is shown on map 16 and was an impressive stone built structure which was described in the 18th century as having 36 arches²¹¹. The bridge was replaced by the extant structure, providing a shorter crossing, in the 1850s although the northern side was widened in 1926 (cf. plate 8)²¹².

The Trent was also considered to be of strategic importance during the Second World War when it formed part of the Western Command Defensive Line no. 5 which was constructed from July 1940²¹³. The evidence

²¹⁴ Staffordshire HER: PRN 05058 and 05059

²¹⁵ Staffordshire HER: PRN 00914

²¹⁶ Ibid: Tringham 2003:11

²¹⁷ East Staffordshire 2009a:
<http://www.eaststaffsbc.gov.uk/Planning/Conservation%20Area%20Appraisals/Forms/AllItems.aspx>

²¹⁸ Department for Communities and Local Government 2012. Web:
<http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf>

for the existence of this defensive line survives as two pillboxes which lie within the HUCA²¹⁴. The strategic importance Burton as a crossing point of the River Trent was identified during earlier periods and the bridge has been the scene of several battles. The earliest occurred in 1322 between the forces of Edward, Earl of Lancaster and King Edward II²¹⁵. During the Civil War of the mid 17th century several skirmishes are reported focused upon the bridge and the town changed hands on at least a dozen occasions between 1642 and 1646²¹⁶.

4.1.2 Heritage values

<p>Evidential value: There is a high potential for the survival of below ground archaeological deposits beneath the alluvium as well as relating to known sites such as the location of the former bridges (particularly the medieval stone built Burton Bridge) and St Andrew's chapel.</p>	<p>High</p>
<p>Historical value: There are numerous legible heritage assets within the HUCA the majority of which are focused upon the River Trent. These include the extant bridges, the Stapenhill viaduct, which incorporates a Grade II listed shelter part way along its length, and the 18th century former warehouse. The weir beneath Burton Bridge is also of historic importance.</p>	<p>High</p>
<p>Aesthetic value: The importance of the HUCA to the setting of the town and river has been acknowledged in the creation of parkland to provide a public amenity. The land between the historic core of Burton town and the village Stapenhill lies within the Burton No. 2 and 3 Town Centre Conservation Area (cf. map 15). This designation further affirms the importance of historic character of the HUCA to the wider townscape and sense of place.</p>	<p>High</p>
<p>Communal value: The HUCA is principally given over to public open space. An understanding of the HUCA and its role in Burton's history could be provided through interpretation.</p>	<p>High</p>

4.1.3 Recommendations

The heritage significance and values has identified the historic and archaeological importance of the HUCA to Burton's history particularly its early religious history and the role of the river as a crossing point and a defensive feature.

- ◆ Part of the HUCA lies within the Burton No.2 and 3 Town Centre Conservation Area and consequently any alterations or changes within this area should refer to the relevant Conservation Area Appraisal. Consultation with the East Staffordshire Borough Planning Delivery team should also take place in the first instance²¹⁷. All of the designated heritage assets and their settings are covered under para. 132 of NPPF²¹⁸.
- ◆ There is a high potential for below ground archaeological deposits to survive across 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

²¹⁹ Ibid.

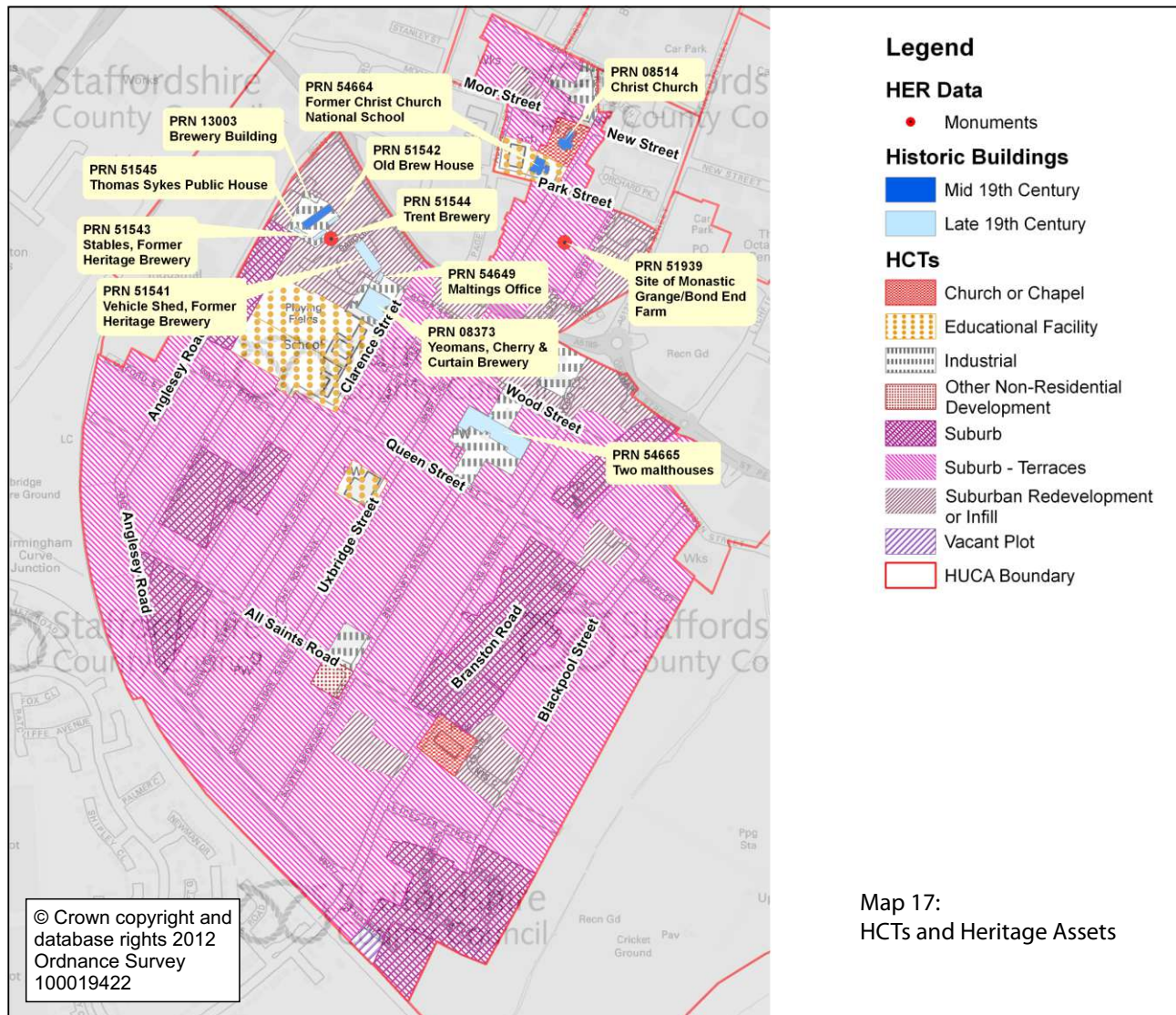
²²⁰ English Heritage 2012: <http://www.helm.org.uk/>

²²¹ East Staffordshire Borough Council 2009: Appendix 2 APP 2.3

the understanding of their significance; this is supported in paras. 128 and 141 of NPPF²¹⁹. Landscaping of the parkland areas may also impact upon below-ground archaeological remains and consultation with the Staffordshire Environmental Advice Team is recommended prior to any works.

- ◆ Locally important buildings (and structures) should be considered for local listing in line with the recent English Heritage guidance document entitled 'Good Practice for local heritage listing' (2012)²²⁰. The Burton No. 2 and 3 Town Centre Conservation Area Character Appraisal recommends that Trent Bridge House be locally listed²²¹.

4.2 HUCA 2: Anglesey Street, Park Street and New Street, Burton



4.2.1 Statement of heritage significance and built character

The HUCA is dominated by residential development with a few areas of large-scale industrial buildings. The earliest development relates to suburban growth dating initially to the mid 19th century (cf. map 13). Extant houses of this date survive along Moor Street and Church Street in the form of terraced houses probably built to house the workers in the brewing industry which was expanding at this date (cf. map 17 and map 11 above). The increasing population at this period also led to the need for new institutions to serve the growing communities. It is these circumstances which led to three eminent Burton businessmen, Robert Belcher (surgeon), Robert John Peel (cotton manufacturer) and Robert Thornevill (iron and brass founder) to promote the construction of Christ Church on the corner of Moor Street/New Street²²². This Grade II listed church was built in 1843-4 to the design of the architect John Mitchell of Sheffield. A National school was constructed to the rear of the church by the same architect in 1844 with a new block being added by the eminent architect G. E. Street in 1858²²³. Street's block survived until it was

demolished in the early 21st century, having been used as a community centre since 1980. A new school was built in the late 20th century to the west upon the site of mid 19th century terraced houses. A number of other mid 19th century terraces have also been redeveloped in this wider area (including adjacent in HUCAs 9 and 11) during the late 20th and early 21st century (cf. HCT 'Suburban Redevelopment and Infill' on map 17).

A second area of mid 19th century terraced housing survives along Queen Street with larger mixed housing types along Branston Road. At this period the houses along Branston Road probably represented more prestigious development originally within a semi-rural environment (cf. map 11). However, there was massive expansion in this area in the late 19th century when a series of straight roads lined principally by terraced houses were constructed (cf. map 12). The final area to be developed (in the early 20th century) was in the north eastern area of the HUCA, although the style and scale of the terraced housing was on the whole similar to that of the 19th century. Institutes were also constructed in these areas during the late 19th and early 20th centuries to serve the growing communities. These included two churches and a Methodist Chapel as well as two schools (cf. map 12). The earliest version of All Saints Church was an iron building located on All Saints Road, but this had been replaced by 1908 by the extant stone built structure on Branston Road (cf. map 17)²²⁴. It was designed in an Arts and Crafts Gothic style by the architects Naylor and Sale of Derby²²⁵. St Matthew's Church was built in the late 19th century to the south of the HUCA, but had been demolished by circa 2000. The Methodist Chapel had also dated to the late 19th century, but was replaced with a new structure in the mid 20th century²²⁶. Of the two schools which were built in the late 19th century only the complex on Uxbridge Street survives; the school on Branston Road was

redeveloped as a nursing home in the late 20th century. The only school still in use as an educational facility is the Anglesey Primary School which was built in the mid 20th century on a larger scale than the earlier complexes and with a larger area given over as playing fields.

The HUCA, to a degree, witnesses the growing separation between industry and residential areas during the late 19th and early 20th century. However, some industrial sites were located within the HUCA from an early date. The largest of these were the two breweries located between Anglesey Road and Clarence Street (in the north of the HUCA), the northernmost site being the mid to late 19th century Trent Brewery (later the Heritage Brewery)²²⁷. This area was designated as a Conservation Area in 1989 in order to protect the industrial character associated with Burton's key 19th century industry of brewing (cf. map 15). Further protection is afforded to two of the buildings in their Grade II listed status. The larger of these two buildings was built in 1883 and comprises an office block, loading bay and malthouse²²⁸. The other Grade II listed mid 19th century brewery building formed part of Trent Brewery and there are several surviving ancillary buildings including an office block and stables²²⁹. All of these buildings which had formed part of the Trent Brewery complex have been converted to domestic use during the early 21st century²³⁰. A large malthouse was established between Queen Street and Wood Street in the late 19th century; a second malthouse had been built adjacent by circa 1900²³¹. The historic buildings on this site survive although with later additions. This industrial complex had been connected to the wider rail network via its own private sidings which served both malthouses. Little evidence for the individual rail networks survive within the HUCA although map 11 reveals that the sidings covered quite a considerable area.

²³² Tringham 2003: 55

²³³ Tringham 2003: 57 and fig. 31. The original image is held within the Staffordshire Views Collection at the William Salt Library, Stafford.

²³⁴ *Ibid.*

²³⁵ *Ibid.*: 54; Benedictine Grange: An outlying farm or estate belonging to the Benedictine order. (Scope note reproduced from the Thesaurus of Monument Types by kind permission of English Heritage. © 2011 English Heritage)

²³⁶ *Ibid.*; Staffordshire HER: PRN 51939

The suburban expansion which began from the mid 19th century into the early 20th century mostly took place upon a field system which was probably created during the 17th century (cf. 2.5.2)²³². Prior to this date the land had formed part of the open fields of Burton, which were farmed by small land holders in strips and were rotated between crops and fallow (cf. 2.4.5). In the 17th century the holders of the strips in the open fields began to aggregate their holdings, through agreements with their neighbours, and so began to divide the land into parcels, probably enclosed by hedges; a process known as 'Piecemeal Enclosure' (cf. HCT 'Piecemeal Enclosure' on map 8). The field pattern north west of the HUCA on map 8, however, had different origins. Its morphology as depicted upon Wyatt's map of 1757/60 reveals that it had probably been enclosed out of common (heath or rough pasture) land possibly at a similar date (cf. map 7). The only known evidence for medieval settlement within the HUCA is the site of Bond End Farm lying to the east on what is now Park Street. The farmhouse survived on this site until it was redeveloped for the extant housing in the late 19th century. Fortunately, it was drawn by J. Buckler in 1839 who depicted a large timber-framed house with evidence for what may have been a medieval open hall to the rear²³³. The property shown in 1839 was probably largely the building known to have been rebuilt following damage during the Civil War (mid 17th century)²³⁴. However, documentary evidence also reveals that it originated probably in the late 12th century, and certainly by the early 13th century, as a grange to Burton Abbey²³⁵. The extent of the buildings is unknown, but in the early 16th century they included a dovecote; a pool, presumably for fish and potentially quite extensive²³⁶ (cf. map 7).

4.2.2 Heritage values

<p>Evidential value: The majority of the HUCA lay within the open fields and commons which lay around Burton by at least the medieval period. There is little known evidence for settlement with the exception of the Benedictine grange lying to the east. There is the potential for below ground archaeological remains to survive associated with this site despite the subsequent 19th century development. There is also the potential for the historic buildings, particularly those associated with the brewing industry, to retain evidence relating to their historic functions. Such evidence could reveal information about the historic processes of the industry as well as the roles and conditions of the people who worked there.</p>	<p>Medium</p>
<p>Historical value: The HUCA is dominated by legible heritage assets in the form of both the Grade II listed brewery buildings, as well as the unlisted industrial buildings, but most significantly by the rows of terraced houses. The expanse of the terraced housing within this area is testimony to the growth of industry, particularly brewing, in the late 19th century. The HUCA also reflects the social and economic history of domestic life in the late industrial period, both within Burton at a local scale, but also across the country. This emphasises the importance of houses to well-being, but also the role of education and the church. Two contemporary churches and a school survive to reflect this significance.</p>	<p>High</p>

<p>Aesthetic value: Part of the HUCA lies within a Conservation Area which has been designated largely because of extant heritage assets associated with the brewing industry. This is also reflected in the Grade II listed brewery buildings. However, it is clear that the areas lying outside of the Conservation Area, such as those identified as HCT 'Suburb – Terraces' as well as the associated school, churches (one of which is also Grade II listed) and undesignated contemporary industrial buildings, make a significant contribution to the local character and the sense of place. Some redevelopment of the area and significant alteration of individual buildings has occurred, but the overall integrity of the historic character of this 19th century industrial suburb can still be easily read within the townscape.</p>	<p>High</p>
<p>Communal value: The majority of the HUCA is domestic or industrial in nature. The importance of this area to an understanding of the social history of the town could be made accessible to the community and visitors through interpretation.</p>	<p>Low</p>

4.2.3 Recommendations

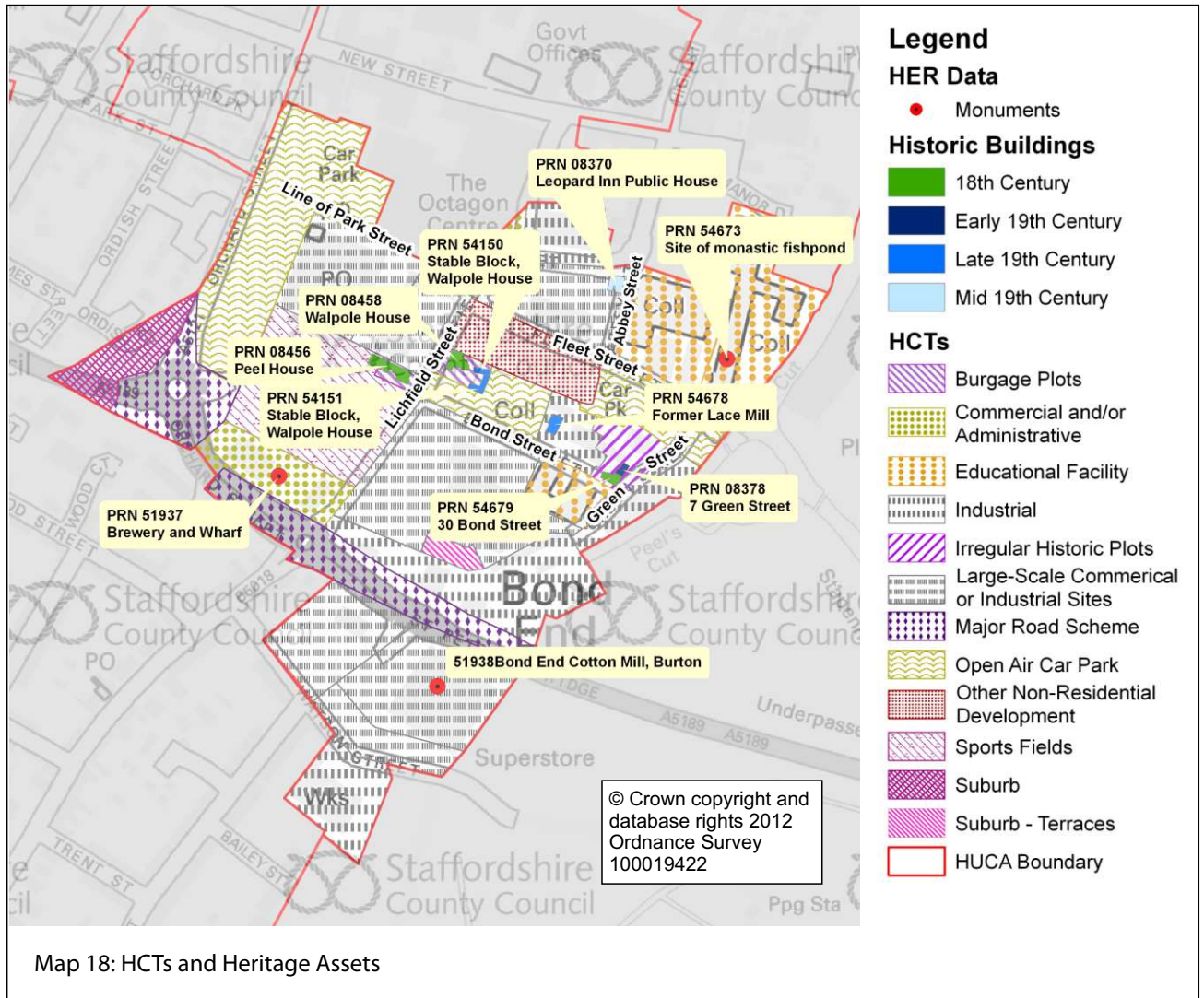
The heritage significance and values sections have identified the importance of the heritage assets to both the extant townscape, and its local character, as well as to an understanding of the social and economic history of the town.

- ◆ Where alterations or changes are proposed to the buildings, whether Listed or not, within the Conservation Area (and Listed buildings outside of the Conservation Area) the applicant should consult with East Staffordshire Borough Planning Delivery team in the first instance. All of the designated heritage assets and their settings are covered under para. 132 of NPPF²³⁷.
- ◆ The sympathetic restoration or enhancement of historic buildings, both Listed and unlisted, to augment the historic character and quality of the wider townscape should be encouraged for the benefit of this and future generations (Bullet Point 10 of para 17 (Core planning principles) of NPPF)²³⁸.
- ◆ An historic and architectural survey of the 19th century industrial suburbs would enhance our understanding of the history and development of this area and the significance and relationship of what survives. This could inform the potential for further designation of heritage assets including the formation of a Conservation Area in the most complete parts to acknowledge the importance of the industry to Burton's history and to secure historic character of the area for the local inhabitants, visitors and future generations. Locally important buildings should be considered for local listing in line with the recent English Heritage guidance document entitled 'Good Practice for local heritage listing' (2012)²³⁹.
- ◆ The heritage assets could make a positive contribution to economic regeneration of the town. In particular the promotion of the re-use of historic buildings to contribute to sustainable development is recommended (paras. 126 and 131 of NPPF). High quality design which is

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

- ◆ There is the potential for below ground archaeological deposits to survive within the HUCA relating to the site of the medieval grange on Dale Street. There is also the potential for historic buildings to retain important architectural elements which could inform their origins, development and function. Where development may result in the loss of these heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance; this is supported in paras. 128 and 141 of NPPF.
- ◆ Any appropriate development within this HUCA should look to improve the historic character and sense of place within the nearby public realm. Where this concerns work within a Conservation Area this may be achieved through consultation with the 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' document.

4.3 HUCA 3: Bond End



4.3.1 Statement of heritage significance and built character

The HUCA may be the location of some of the earliest settlement associated with Burton; part of the monastic site, where Burton College currently stands, also lies within this area (cf. maps 3 to 6 for extent of monastery). The layout of the medieval buildings in this area is currently unclear, but it is likely that a large fishpond shown on Wyatt's map (1760) was one of the medieval monastic fishponds which had lain within the precinct (cf. map 18)²⁴². It is likely that below ground remains relating to buildings and the precinct wall survive and has been shown in archaeological excavations elsewhere within the site of the monastery (cf. 2.4.7 and HUCA 5).

Map 2 suggests the location of the earliest settlement in this HUCA based upon its location adjacent to the site of the monastery and beside a possible early crossing point of the River Trent (cf. 2.3.2). However, this hypothesis is currently untested by archaeological work; as a result the presence, extent and form of any such settlement is also unknown. The placename Bond End refers to the tenorial services owed by certain peasants to the abbey and is known from the 14th

century, but may still refer to an earlier settlement pattern – the abbots preferring to found their town on a new site to the north (cf. HUCAs 4 to 8 and 2.4.1). The monastery itself was destroyed following the Dissolution in the mid 16th century and that portion lying within the HUCA appears to have been utilised as a private garden for much of its later history (cf. map 8 and map 12). The college was built on this site in the mid 20th century.

Evidence of an irregular settlement pattern does survive within the HUCA on Green Street, where two historic buildings are also present. One of these buildings is Grade II listed and has been dated to circa 1800 and the other may be contemporary, although both may retain earlier architectural elements within their structures²⁴³. These buildings stand opposite the site of the earliest bridge over the Fleet, which existed by at least the 14th century (cf. HUCA 1). If settlement was not present at this location in the early medieval period documentary references refer to the likelihood of some form of settlement next to the Fleet in the late 12th century; the area being known as Fleetside by the mid 16th century²⁴⁴. The street pattern of the HUCA is also likely to date to at least the medieval period and the alignment of Lichfield Street may be much earlier.

An analysis of Wyatt's map of 1757/60 suggests that burgage plots had been laid out, possibly by the late 13th century, along Lichfield Street (cf. map 6)²⁴⁵. The form of these plots suggests that they had been created out of the open field system (cf. 2.4.5). Documentary sources suggest that burgages had been established within the HUCA by the early 14th century, although they appear to relate to plots at the east end of Pinfold Street (now Park Street, but largely obliterated from the townscape within this HUCA). However, this location may still mean they in reality relate to the plots seen in Lichfield Street. By

the time of Wyatt's map the westernmost of these burgage plots appear to have been abandoned and given over to paddocks. Alternatively it may be those lying furthest from the town were never inhabited and that the gamble by the abbey to extend the town in this direction was only partially successful. Two Grade II listed buildings survive along Lichfield Street, within an area where the earlier burgage plot pattern survives to a degree (HCT 'Burgage Plots' on map 18). The property lying on the western side of the road, Peel House, has been dated to the mid 18th century and is likely to be the property depicted on Wyatt's map, although the frontage was updated in the 19th century²⁴⁶. A plaque on the building records that it was the home of Robert Peel, the cotton manufacturer (see below). Walpole House lies nearly opposite and is believed to date to the late 18th century; a property is shown in this location on Wyatt's map which may therefore depict this property²⁴⁷. Two probable mid 19th century stable blocks survive to the rear of Walpole House and form part of its historic importance; the stables being rare survivors within the townscape²⁴⁸. Both properties are of three storeys and constructed in red brick with regularity to the windows which are sashed. Despite the external appearances either of these properties may retain evidence for earlier phases within their structure which could provide important information relating to the development of Lichfield Street and the social and economic history of the people who lived here.

Development within the HUCA intensified during the 19th century; the former burgage plots mentioned above were (re-)occupied by buildings and some of the long burgage plots lying along Pinfold Street were also infilled with buildings. Further infill had occurred on the eastern side of Abbey Street by the early 19th century; this area had once formed part of the monastic precinct and later a garden

(see above). The industrial expansion of Burton also impacted upon this HUCA with at least one brewery building surviving on Bond Street. However, the earliest known industrial development within the HUCA was Robert Peel's cotton mill, built in the 1780s, now the site of a supermarket (cf. 2.6.4)²⁴⁹. A leat, known as Peel's Cut, which out-flowed into the Fleet, was dug to power it; much of the leat was backfilled in the 1960s²⁵⁰. The cotton mill was an early user of steam power; a Boulton and Watt engine was fitted in 1792²⁵¹.

The legibility of this 19th century expansion is still evident in parts of the HUCA. Several industrial buildings, including a former lace mill on Bond Street, survive as well as a short row of late 19th century terraced houses on Green Street²⁵². The football ground also has its origins in the late 19th century. The north eastern portion of the HUCA, including the north side of Bond Street and part of Fleet Street, is incorporated into the Burton No. 2 and 3 Conservation Area (cf. map 15).

During the late 20th and early 21st century the area has seen a large proportion of redevelopment particularly of large buildings mainly representing retail units, but also the post office building and an extension to the college on Abbey Street. This redevelopment has impacted upon the historic character of the HUCA, although there remain clear signposts to its earlier history within the townscape.

4.3.2 Heritage values

<p>Evidential value: There is the potential for below ground archaeological remains to survive across the HUCA relating both to the site of the monastery and to settlement. However, large scale redevelopment in both the 19th and 20th centuries may have impacted upon any fragile remains. The historic buildings, both domestic and industrial, have the potential to retain information relating to their origins and function which could inform our understanding of Burton's history.</p>	<p>Medium</p>
<p>Historical value: Key historic buildings survive within the HUCA as does the historic street pattern. These legible heritage assets contribute to an understanding of the development of the HUCA. Both Peel House and Walpole House are Grade II listed and the former is believed to be associated with Robert Peel who introduced the cotton industry to Burton in the late 18th century.</p>	<p>Medium</p>
<p>Aesthetic value: The integrity of the historic townscape has been compromised by several development phases in the 19th and 20th centuries. However, elements of the townscape, notably the street pattern and historic buildings contribute to a sense of place and history within the HUCA. The north eastern portion of the HUCA lies within the Burton No. 2 and 3 Conservation Area.</p>	<p>Medium</p>

²⁵³ Department for Communities and Local Government 2012. Web: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf>

²⁵⁴ English Heritage 2012: <http://www.helm.org.uk/>

²⁵⁵ Ibid.

²⁵⁶ English Heritage HELM web: <http://www.helm.org.uk/server/show/nav.19643>

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

Communal value: There is currently little opportunity for the public and visitors to engage with the heritage of the HUCA. However, the area does form an important part in the understanding of the development of Burton from the medieval period and links into the wider history of industry with connections to both the cotton industry with Robert Peel and brewing both being present.

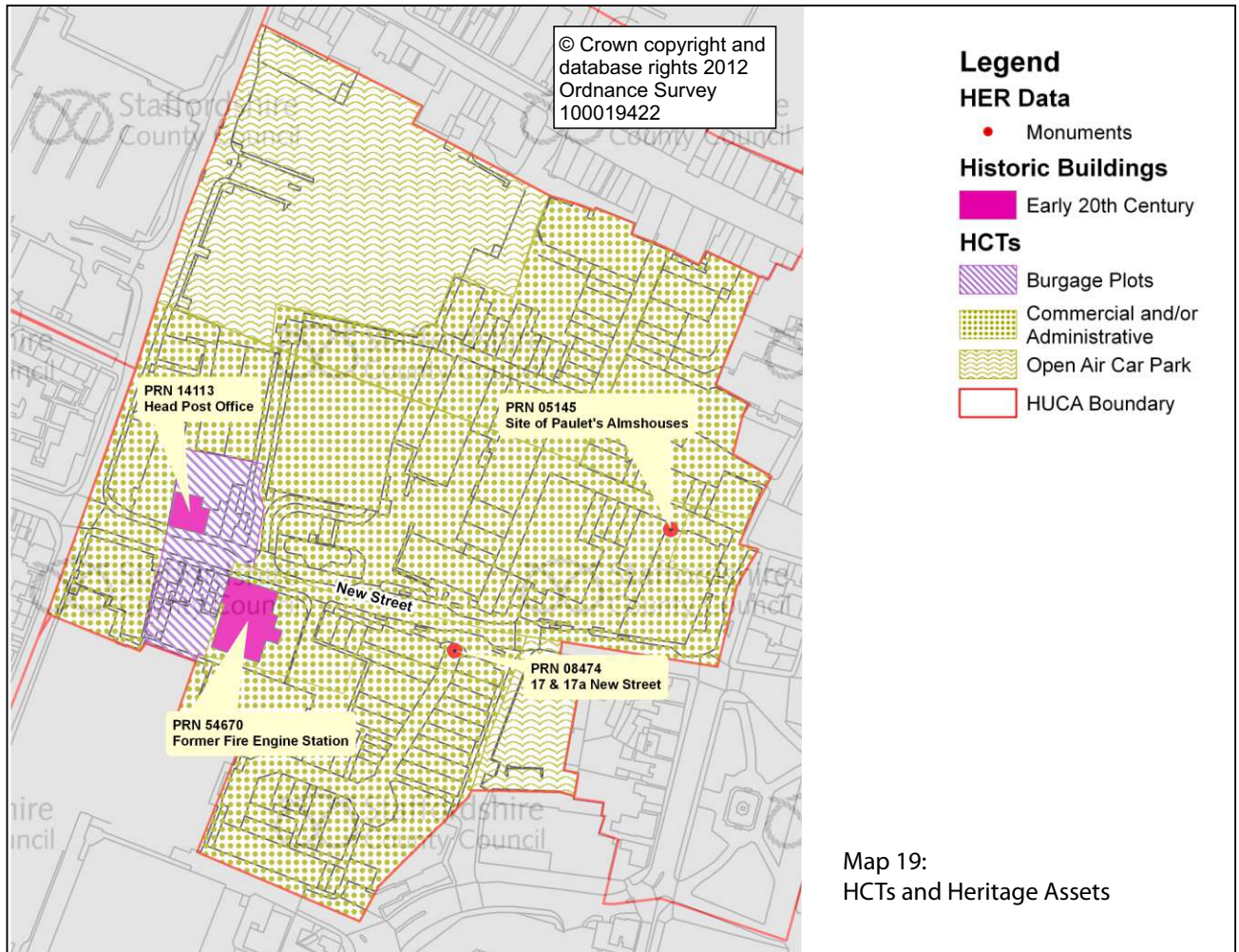
Low

4.3.3 Recommendations

The heritage significance and values have potentially identified a long history within this HUCA, whose evidence could survive as below ground archaeological deposits in certain areas. Legible heritage assets include the street pattern; the Grade II listed 18th century buildings, which could also be associated to earlier settlement, as well as the 19th century industrial buildings. On the whole the character is defined by large-scale mostly 20th century buildings.

- ◆ Where alterations or changes are proposed to the listed buildings or their settings, or to unlisted buildings within the Conservation Area, the applicant should consult with East Staffordshire Borough Planning Delivery team in the first instance. All of the designated heritage assets and their settings are covered under para. 132 of NPPF²⁵³.
- ◆ Locally important buildings should be considered for local listing in line with the recent English Heritage guidance document entitled 'Good Practice for local heritage listing' (2012)²⁵⁴.
- ◆ The heritage assets could make a positive contribution to economic regeneration of the town. In particular the promotion of the re-use of historic buildings to contribute to sustainable development is recommended (paras. 126 and 131 of NPPF). High quality design which is sympathetic to the historic built fabric is the key to retaining the local character of the area as identified in Bullet Point 4 of para. 17 (Core planning principles) and Bullet Point 4 of para. 58 in NPPF.
- ◆ 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 important architectural elements which could inform their origins, development and function. Where development may result in the loss of these heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance; this is supported in paras. 128 and 141 of NPPF²⁵⁵.
- ◆ 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' document²⁵⁶.

4.4 HUCA 4: New Street



Map 19:
HCTs and Heritage Assets

4.4.1 Statement of heritage significance and built character

The HUCA lies within the area which became incorporated into the medieval borough of Burton. The earliest portion of the HUCA to be developed lay to the north east in an area which fronted onto the High Street; this area had probably been laid out by the mid 12th century (cf. map 3 and 2.4.1)²⁵⁷. This area included the western half of the medieval market place. However, the open area appears to have been developed with permanent buildings by the post medieval period. In 1679 the streets around the buildings in this area were still known as the “swine market” suggesting that it was still in use as a market place²⁵⁸. The western end of the market place was the site of Paulet's Almshouses which were built in 1593 and were in use until the 1870s; the façade of the building was incorporated into the shopping centre which was constructed on the site in the late 20th century.

New Street, which forms the focus of the HUCA, is recorded in an abbey document of the 1180s/90s when it was referred to as 'the new street'²⁵⁹ (cf. HCT 'Burgage Plots' on map 3 and 2.4.1). The medieval extent of New Street, however, extended to the north west beyond the HUCA (cf.

HUCAs 8 and 9). It is along part of this street that the pattern of burgage plots is still discernible in the townscape (cf. HCT 'Burgage Plots' on map 19). Particularly noteworthy are the narrow historic buildings which survive and include numbers 127 to 129 and numbers 39 to 43. These buildings may retain evidence of earlier phases within their later structures.

The final area of the HUCA to be incorporated into the borough was the land lying off Station Road (at an earlier period known as Cat Lane) which was laid out as burgage plots in the late 13th century²⁶⁰ (cf. map 6; 2.4.1). However, it is unclear to what extent the burgages in Cat Lane were ever occupied; a sketch plan of Burton dated circa 1679 and Wyatt's 1760 map suggest little occupation along much of its length by this time²⁶¹. As such it is unclear whether this represents a lack of interest in these new plots following their laying out or settlement shrinkage during the early post-medieval period.

To date no archaeological work has been carried out within the HUCA to enhance our understanding of the lives of the inhabitants or to their activities within the various streets.

Overall the historic character of the HUCA has been impacted by the development of large-scale shopping centres and office blocks during the late 20th century (HCT 'Commercial and/or Administrative' on map 19). The Grade II listed 'Post Office' built in 1905 and the slightly earlier former fire station (1903) contribute to the historic character of the HUCA, but also reflect the changing townscape.

4.4.2 Heritage values:

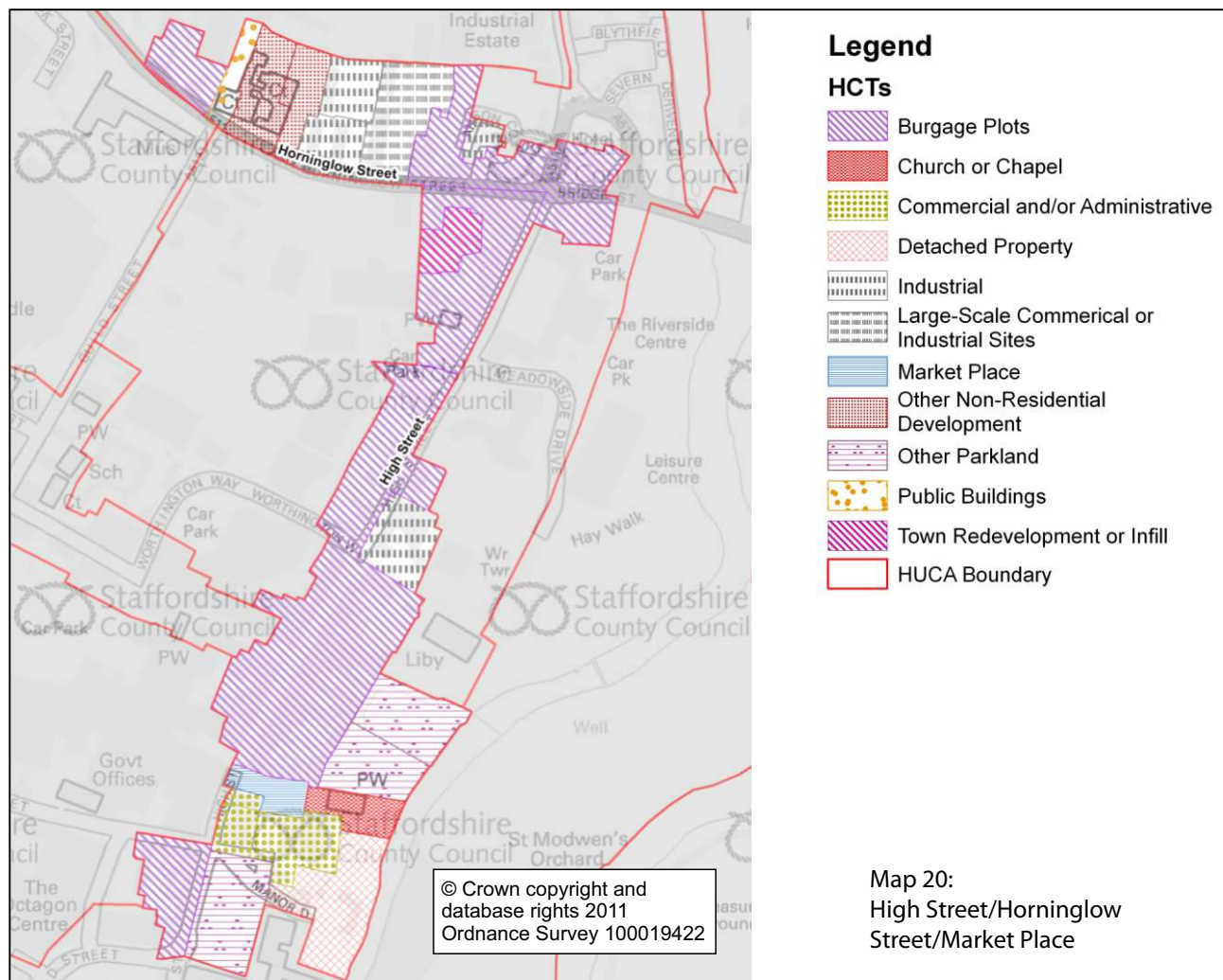
<p>Evidential value: There is a high potential for important archaeological remains to survive within the HUCA which could contribute to our understanding of the development of Burton during the medieval period; as well as the longer term social and economic history. The historic buildings which survive within the HCT 'Burgage Plots' may also retain important architectural information which could also contribute to an understanding of these themes.</p>	<p>High</p>
<p>Historical value: The legible heritage assets comprise the street pattern whose history is well documented, but also the extant historic buildings along New Street including the Grade II listed post office.</p>	<p>Medium</p>
<p>Aesthetic value: The integrity of the historic character of the HUCA has been impacted by large-scale 20th century development. However, there is a discrete area of earlier character surviving within the HUCA which includes the Grade II listed post office and the fire station. These historic buildings contribute to the local character and sense of place of the wider townscape.</p>	<p>Medium</p>
<p>Communal value: There is currently little opportunity for the public and visitors to engage with the heritage of the HUCA other than from the street. However, the HUCA is an important component in understanding the development of Burton and should form part of any interpretation which would improve an understanding of this history for the community and visitors.</p>	<p>Low</p>

4.4.3 Recommendations

The heritage significance and values has identified the importance of the HUCA to an understanding of the development of Burton as a medieval town. Heritage assets survive which form part of the historic character of the wider townscape, but at HUCA level this has been impacted by late 20th century shopping and office developments.

- ◆ Where alterations or changes are proposed to the listed buildings or their settings the applicant should consult with the East Staffordshire Borough Planning Delivery team in the first instance. All of the designated heritage assets and their settings are covered under para. 132 of NPPF²⁶².
- ◆ Locally important buildings should be considered for local listing in line with the recent English Heritage guidance document entitled 'Good Practice for local heritage listing' (2012)²⁶³.
- ◆ The heritage assets could make a positive contribution to economic regeneration of the town. In particular the promotion of the re-use of historic buildings to contribute to sustainable development is recommended (paras. 126 and 131 of NPPF). High quality design which is sympathetic to the historic built fabric is the key to retaining the local character of the area as identified in Bullet Point 4 of para. 17 (Core planning principles) and Bullet Point 4 of para. 58 in NPPF²⁶⁴.
- ◆ 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 important architectural elements which could inform their origins, development and function. Where development may result in the loss of these heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance; this is supported in paras. 128 and 141 of NPPF²⁶⁵.
- ◆ Any appropriate development within this HUCA should look to improve the historic character and sense of place within the nearby public realm. Where this may concern 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' document²⁶⁶.

4.5 HUCA 5: High Street and Horninglow Street



4.5.1 Statement of heritage significance

High Street/Horninglow Street/Market Place

The HUCA represents two phases (out of the five identified in 2.4.1) in the development of Burton during the medieval period (cf. maps 3 to 6). It has been proposed that the earliest development of the town, with the planning of burgage plots and a market place, had occurred by the mid 12th century along the High Street (cf. 2.4.1). Horninglow Street represents the third phase of the development of medieval Burton which occurred from 1286 (cf. 2.4.1). The legibility of the medieval burgage plots are retained within the modern character of the HUCA particularly in the street frontages (cf. HCT 'Burgage Plots' on map 20). This is also reflected in the number of surviving historic buildings which includes 61 listed buildings and structures (one Grade I and two Grade II*); the highest density across the whole EUS project area (cf. 4.5.2). The importance of the historic character of the HUCA to the wider Burton townscape has also been acknowledged through its inclusion in the Burton No.2 and 3 Town Centre Conservation Area and the eastern part of Horninglow Street within the Horninglow Street/Guild Street Conservation Area (map 15).



Map 20 identifies elements within the historic character of the area which have altered over time within High Street and Horninglow Street (where burgage plots have historically predominated). In many cases this alteration specifically relates to redevelopment where the scale and massing is of a significantly different scale to what was present previously as identifiable on historic mapping. Many of these alterations within the HUCA relate to the development of Burton as an industrial town from the late 18th century through into the early 20th century. Such development has included the large-scale Grade II listed offices of Bass Brewery (1880) (plate 9); the Grade II listed Magistrates Court (1909/10) and the market hall (1883) all of which are a reflection of civic pride (cf. 4.5.2 for discussion of character).

There has currently been little archaeological work within the HUCA. The exception is 186 Horninglow Street where an archaeological evaluation found evidence for medieval occupation, which pre-dated the extant mid 14th century building²⁶⁷. The features identified included a probable hearth possibly relating to the structure built as part of the borough extension in the early 13th century²⁶⁸. The trenches to the rear of the building found several pits, one of which contained evidence for metal-working during the medieval or early post medieval period (cf. 2.4.2 and 2.4.6)²⁶⁹. Further evidence for industrial activity of medieval and later date is likely to be found within the HUCA.

Burton Abbey (including Garden of Remembrance and Memorial Grounds)

At the southern end of the HUCA lies the site of Burton Abbey which covered approximately 6ha (cf. maps 3 to 6 for conjectured extent). The above and below ground remains of the core of the

abbey are protected as a Scheduled Monument (cf. map 15)²⁷⁰. The above ground remains include the doorway into the chapter house as well as the bases of the chapter house columns²⁷¹. Re-used sculptural stonework can be found in a wall to the rear of the Market House (other fabric appears to have been incorporated into the walls of the Memorial Gardens)²⁷². Two buildings, the Grade II* listed Abbey Inn and Grade II listed Manor House retain medieval fabric within their structures (cf. plates 2 and 10)²⁷³. The former incorporates the remains of the 13th century abbey infirmary, although it is largely a 19th century building²⁷⁴. Little else survives from the abbey with much of it having been cleared away by the end of the 17th century²⁷⁵. Other than the two buildings described above the only other major survivor into the early 20th century was the lower walls of the gate lodge fronting onto the High Street²⁷⁶. This was demolished circa 1927, but there are several records of it (both drawn and photographic) showing later buildings, one of which was timber framed, constructed onto the earlier walls²⁷⁷.

The Abbey Church survived, in an apparently dilapidated state, until 1719 when the extant Grade I listed St Modwen's church was built (cf. plate 5)²⁷⁸. The Abbey church was larger than the extant building and was sub-divided for use by the monks (known as the upper church) and the townspeople (known as the lower church)²⁷⁹.

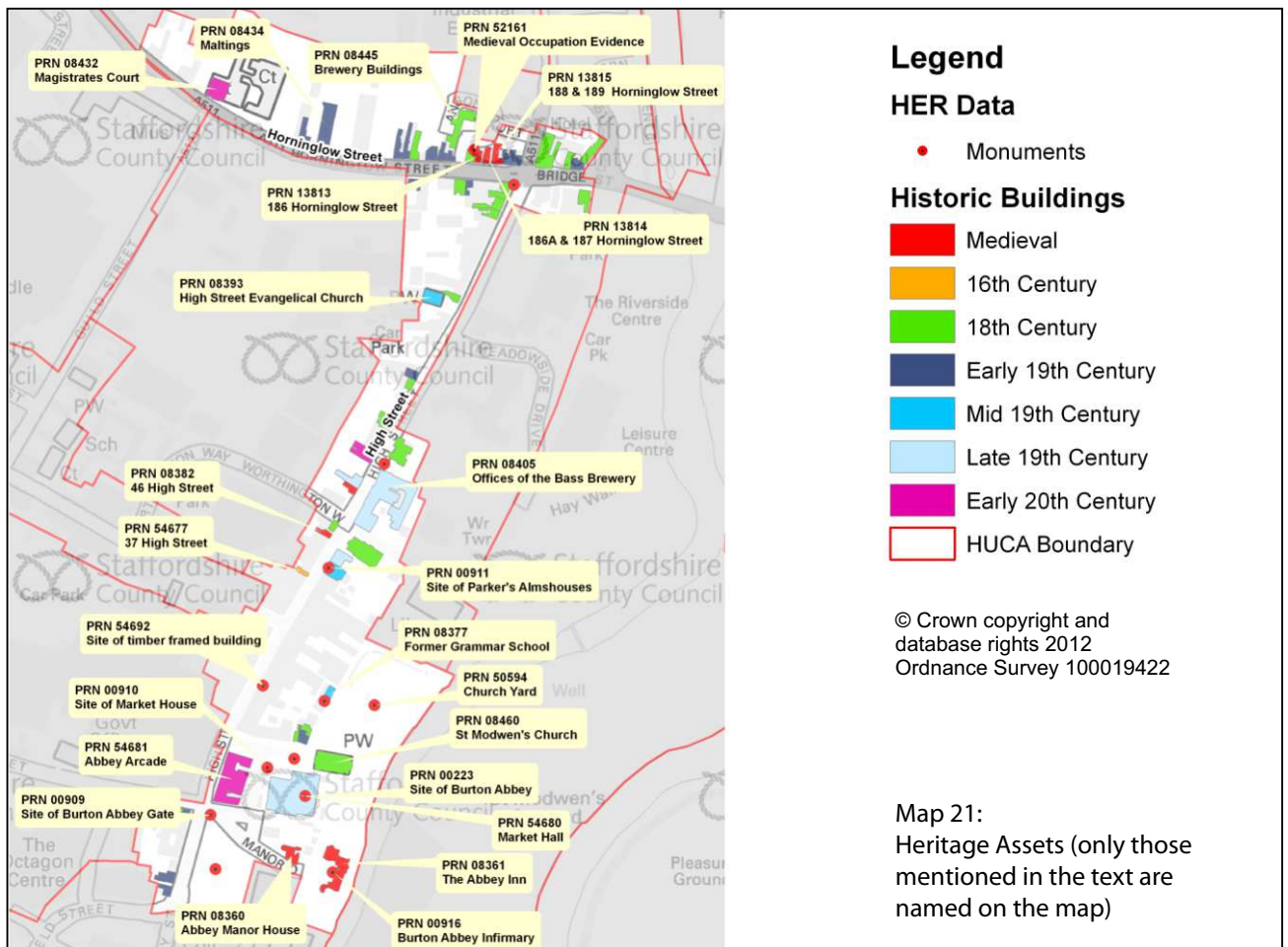


Plate 10: Abbey Manor House

A number of small-scale archaeological interventions have occurred within the area of the abbey since 1850²⁸⁰ (cf. 2.4.7). All of the excavations have found evidence for the medieval abbey, revealing a good potential for the survival of further below ground archaeological deposits. Evidence for the destruction of the abbey was also identified in the most recent excavations in 1975 and the early 21st century²⁸¹.

An archaeological investigation in advance of flood defence works within the Garden of Remembrance to the north of the church discovered five graves. These were believed to relate to the 18th/19th century churchyard which is marked on historic maps²⁸². A review of the historic maps suggests that the archaeological work in fact took place within the area which had only formed part of the churchyard from the 19th century; the earlier churchyard, shown on Wyatt's map (1760), being located to the south and closer to the church. The location of the medieval cemeteries, neither the monks' nor the townspeople's, has been located archaeologically (no archaeological work has been undertaken within the known late 18th century cemetery for example). However, the monks' cemetery is believed to have been located to the south of the church, within the monastic precinct. A mid 16th century documentary source refers to the location of the churchyard in this area, although it is not clear whether this may refer solely to the monk's cemetery or to the town's churchyard²⁸³. Earlier documentary records make it clear that there were separate monks' and townspeople's cemeteries by 1402²⁸⁴. It may be possible that the townspeople's cemetery may have lain outside of the abbey precinct, possibly to the north of the church where the churchyard was located in the late 18th century. Furthermore, the grammar school, which stands to the north of the church, is described in 1549 as lying in the churchyard²⁸⁵. The extant, Grade II listed grammar school building dates to the early 19th century, but it is generally accepted that it represents the rebuilding of the 16th century school on the same site²⁸⁶.

4.5.2 Built Character



²⁸⁷ Staffordshire HER: PRN 05026; PRN 13813, PRN 13814, PRN 08360, PRN 08361, PRN 08382 and PRN 13815

²⁸⁸ Staffordshire HER: PRN 13815

²⁸⁹ Staffordshire HER: PRN 54677; East Staffordshire Borough Council 2009: 6.4.4; Buckler 1839b viewed on Staffordshire Past Track Web 29/02/2012; Anon. 1900-1915 viewed on Staffordshire Past Track Web 29/02/2012; Anon. 1905-1915 viewed on Staffordshire Past Track Web 29/02/2012

²⁹⁰ Buckler 1839a viewed on Staffordshire Past Track Web 29/02/2012

Map 21 reveals that there are seven buildings of medieval origin, although all of them have been altered at a later date. All of these buildings, with the exception of 46 High Street for which there is little information, were initially constructed of timber framing; two are known to have been jettied (186-187 Horninglow Street; cf. 2.4.2)²⁸⁷. The alterations to these buildings mostly occurred during the late 18th/19th century and included the removal or refronting of the timber framed frontages which were replaced by the more fashionable brick. Timber framing is apparently exposed to the rear of 188-189 Horninglow Street²⁸⁸. 37 High Street is believed to date to the 16th century and several historic images, comprising a drawing by J. Buckler dated 1839 and two early 20th century photographs, exist showing a two storey timber framed property (2.4.2)²⁸⁹. Plate 11 reveals that the timber framing survives internally. Other timber framed buildings survived within Burton in the 19th century including another decorative timber framed two storey property located on the east side of High Street, also drawn by J. Buckler in 1839²⁹⁰.



Plate 11: Interior of 37 High Street

Four of these early buildings, all listed, have undergone dendrochronological dating which showed construction dates of the 14th century. This makes them important early survivors within a town which has seen great changes and the considerable loss of medieval buildings during the 19th and 20th centuries.

The late 18th and 19th century alterations were associated with the growth of the brewing industry. Many of the surviving buildings within the HUCA date to this period and a number are directly associated with the brewing industry. The majority of the identified 18th and 19th

century buildings (as identified on HUCA 1 map buildings) are three storied brick buildings (some brickwork is painted) with a number which are stucco or have been plastered. These properties are located throughout the HUCA.

The larger-scale historic buildings within the HUCA relate to industry and commerce. These include the Grade II listed late 18th/early 19th century brewery buildings to the rear of 182-183 Horninglow Street which are of red brick with slate roofs. These buildings have been identified as the last of the early merchant brewers' yards to have survived in the area²⁹¹. An early 19th century Grade II listed red brick maltings survives further west along the same street²⁹². The large red-brick market hall with decorative stone dressings was built in 1883 and now dominates the south eastern side of the Market Place²⁹³. The early 18th century Grade I listed St Modwen's church lies on the eastern side of the Market Place, upon the site of the once larger abbey church (plate 5)²⁹⁴. Purpose-built commercial buildings also dominate the south western corner of the Market Place; this is the Abbey Arcade constructed of brick and ashlar in the 1930s in a neo-Classical style (plate 7)²⁹⁵. Its scale (being two/three storeys) and brick detailing reflect the character of the majority of the other historic buildings within HUCA. At the northern end of the High Street stands the former Bass Offices; an imposing Grade II listed red brick building of two storeys and designed in a Tudor style (plate 9)²⁹⁶.

On Horninglow Street the Grade II listed magistrates court is early 20th century in a baroque style of ashlar and surmounted by a large leaded drum and cupola²⁹⁷. It is a building of unique character within the HUCA.

4.5.3 Heritage values

<p>Evidential value: There is a high potential for below ground archaeological remains to survive within the HUCA; along both High Street and Horninglow Street as well as within the site of the abbey. Such information would enhance our understanding of the development of the town and abbey during the medieval period. It could also potentially enhance our understanding of the development of the brewing industry from the 18th century onwards. There is also a high potential for further historic buildings whose appearance suggests an 18th/19th century date to reveal earlier origins. Important survivals have already been identified within the town, most notably 186-187 Horninglow Street. Such information reveals an understanding of the earliest character of the town as well as enhancing the wider social and economic history.</p>	<p>High</p>
<p>Historical value: The HUCA is dominated by the legible heritage assets particularly in the number of surviving historic buildings, both listed and unlisted. The medieval street pattern, including the market place, is also well preserved as are the burgage plots, at least within the building lines. The character of the historic buildings includes formerly domestic-scale properties as well as large-scale industrial buildings which enables an understanding of the development of the town and its social and economic aspirations and fortunes to be read within the townscape. The survival of the Grade II* listed Abbey Inn and</p>	<p>High</p>

<p>the Grade II Manor House remind us of the importance of the role of Burton Abbey in the early history of the town. These buildings, and the open space of the War Memorial Garden and the Garden of Remembrance are also reminders of the expanse of the Abbey within an otherwise tightly developed townscape.</p>	
<p>Aesthetic value: The integrity of the historic character is particularly well preserved within the HUCA in the form of historic buildings, which reveal piecemeal development and re-building from the late medieval period onwards, as well as the burgage plots and the street pattern. This piecemeal re-development included the larger-scale development associated with the brewing industry in the late 19th century, as the extant Grade II listed Bass Offices attest, which lend a different character to the northern end of High Street. Smaller-scale, and probably earlier development, survives along the High Street and parts of Horninglow Street. The character is more open to the south of the HUCA where there is parkland and the less intensive development around Abbey Inn and the Manor House. Along High Street and Horninglow Street, however, there has been some loss of the historic character in the late 20th century redevelopment of individual burgage plots. Overall the historic environment contributes strongly to the aesthetics of the HUCA and this is complemented by several designations including the Burton No.2 and 3 Town Centre Conservation Area, Horninglow Street/Guild Street Conservation Area, the Scheduled Monument and the 61 nationally listed buildings and structures. Change within the HUCA should therefore seek to contribute to sustainable regeneration whilst respecting its historic character.</p>	<p>High</p>
<p>Communal value: The HUCA mostly comprises private domestic dwellings. Interactions between the community and the heritage assets are only achievable from street level.</p>	<p>High</p>

4.5.4 Recommendations

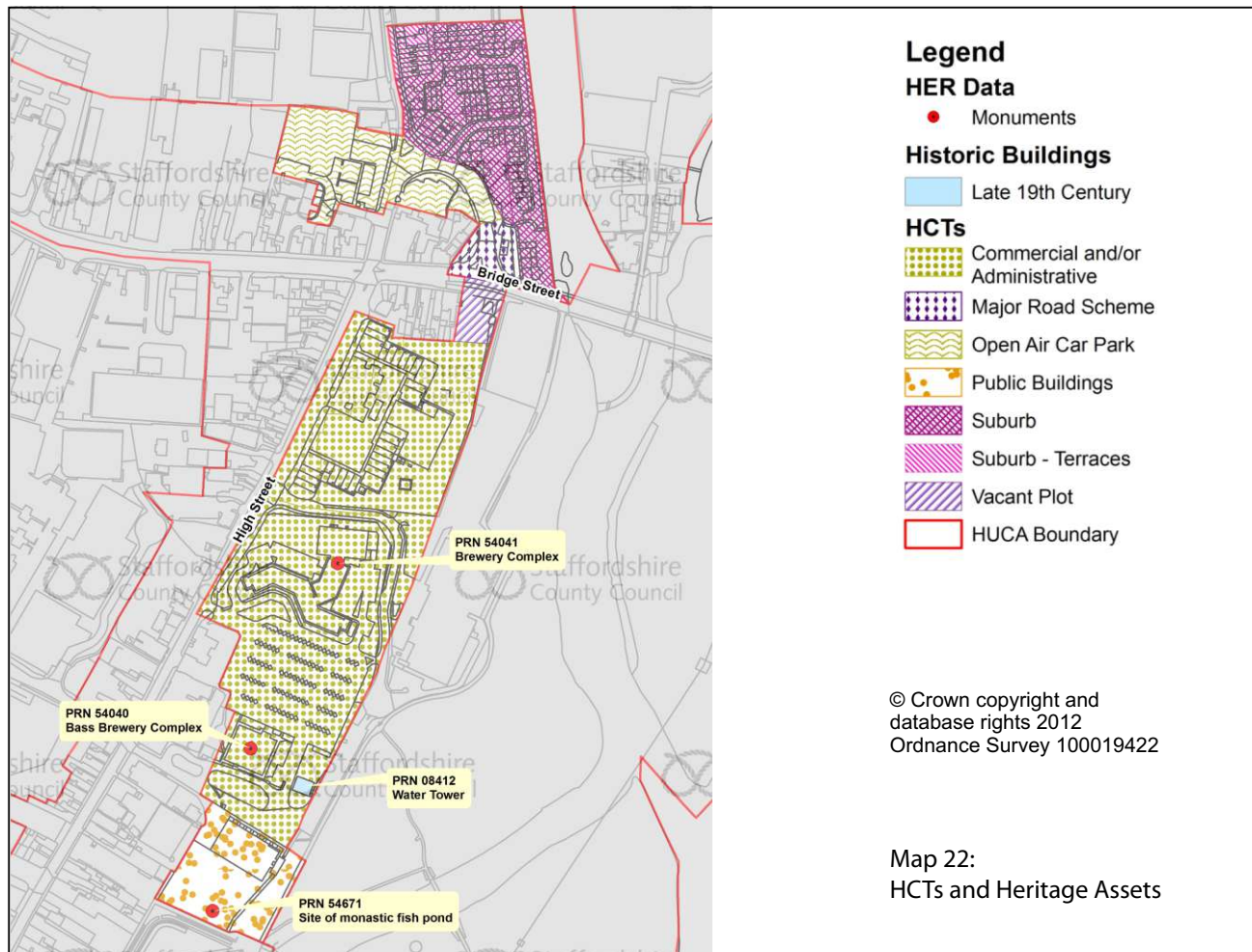
The heritage significance and values elements have recognised the importance of this HUCA not only in its contribution to an understanding of Burton's history, but also to the sense of place for the community and visitors.

- ◆ A statement of significance will be required to assess the impact of any proposed development upon the historic environment as part of any planning application to be made within this HUCA (cf. para. 128 of NPPF)²⁹⁸.
- ◆ The sympathetic restoration or enhancement of the historic buildings, both Listed and unlisted, would strengthen the historic character and the quality of the wider townscape and the Conservation Area for the benefit of this and future generations (Bullet Point 10 of para 17 (Core planning principles) of NPPF)²⁹⁹. The heritage assets also make a positive contribution to the tourist economy of the town. Locally important buildings should be considered for local

listing in line with the recent English Heritage guidance document entitled 'Good Practice for local heritage listing' (2012)³⁰⁰.

- ◆ There are numerous designated heritage assets within the HUCA. Where alterations or changes are proposed to historic buildings, whether Listed or not, within the Conservation Area the applicant should consult the Burton No.2 and 3 Town Centre Conservation Area Character Appraisal and East Staffordshire Borough Planning Delivery team in the first instance³⁰¹. Any works on or within the vicinity of the Scheduled monument or Grade I and II* Listed Buildings should consult English Heritage at the pre-planning stage. All of the designated heritage assets and their settings are covered under para. 132 of NPPF³⁰².
- ◆ There is a high potential for below ground archaeological deposits to survive across the entire HUCA. There is also a particularly high potential for historic buildings to retain earlier architectural elements which could inform their origins, development and function as has been shown by previous building recording. Where development may result in the loss of these heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance; this is supported in paras. 128 and 141 of NPPF³⁰³.
- ◆ The heritage assets could make a positive contribution to economic regeneration of the town. In particular the promotion of the re-use of historic buildings to contribute to sustainable development is recommended (paras. 126 and 131 of NPPF). High quality design which is sympathetic to the historic built fabric is the key to retaining the local character of the area as identified in Bullet Point 4 of para. 17 (Core planning principles) and Bullet Point 4 of para. 58 in NPPF³⁰⁴.
- ◆ 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' document³⁰⁵.

4.6 HUCA 6: East of High Street and Wetmore Road



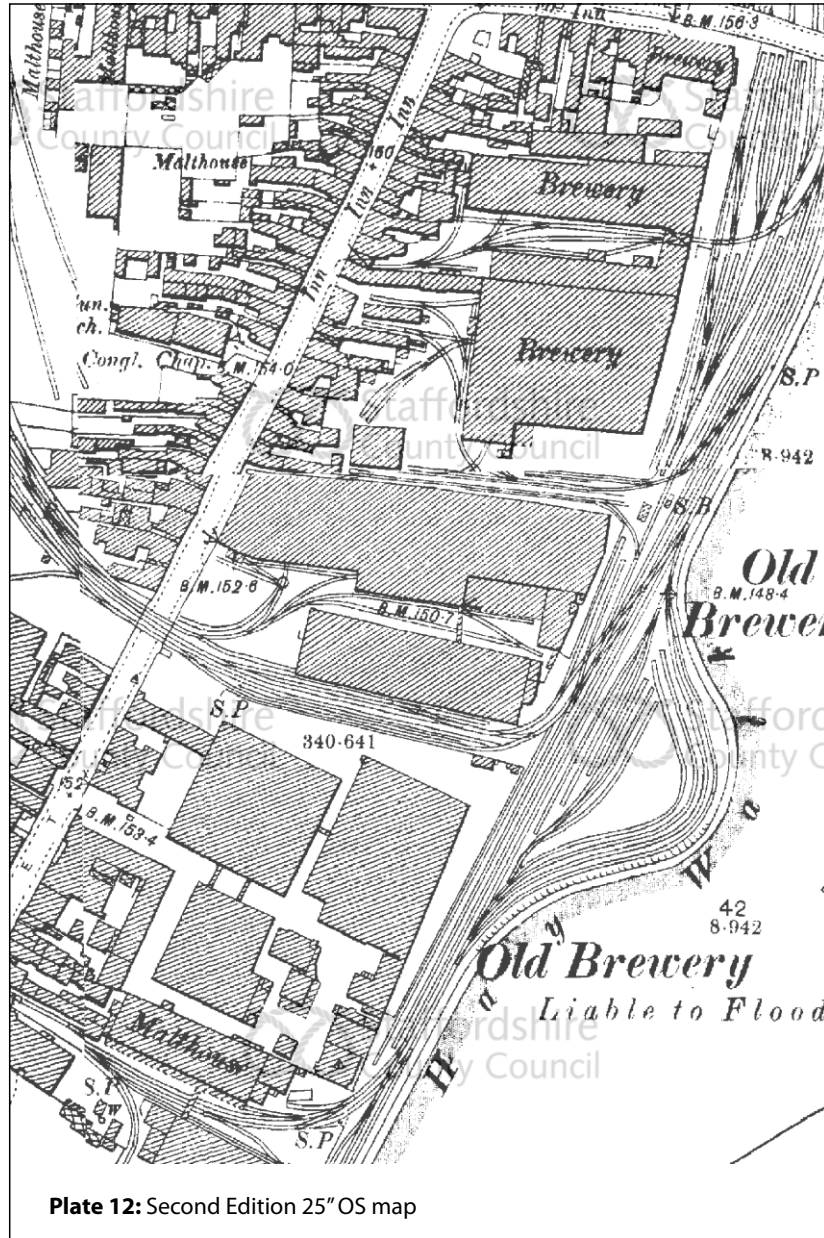
4.6.1 Statement of heritage significance and built character

East of High Street

The southern portion of the HUCA (lying to the east of High Street) is dominated by large-scale buildings of late 20th century date. These buildings comprise an office block, shopping centre and library with their associated car parking (HCTs 'Commercial and/or Administrative' and 'Public Buildings' on map 22). Despite their large-scale, none of the buildings are over three storeys in height. The tallest building within this area is the Grade II listed red brick water tower which was built in 1866 as part of Bass' Old Brewery³⁰⁶. Other than the former Bass Offices lying on High Street (cf. HUCA 5 and plate 9) this is the only surviving building from the 19th century brewery.

The brewery had been established in the mid 19th century and had comprised some very large buildings including three malshouses at its southern end as well as a network of railways to serve the buildings (cf. plate 12). It had been constructed upon the site of medieval burgage plots which had probably formed part of the original town plan established by the mid 12th century

(cf. HUCA 5 and 2.4.1; map 3). At the northern end of High Street, where the shopping centre currently stands, the properties fronting onto the street, which may have retained medieval fabric in their structures, survived until the late 20th century.



The southern end of the HUCA may have formed part of Burton Abbey during the medieval period, although probably lying outside of the abbey precinct (cf. maps 3 to 6). Documentary sources suggest that a fishpond and dovecote were established by the abbey in this area during the medieval period; the fishpond possibly surviving until at least the late 18th century³⁰⁷.

Wetmore Road

The character to the north of Horninglow Street (along Wetmore Road) is of a smaller scale mostly comprising a housing estate built in the late 20th century (HCT 'Suburb' on map 22). The

estate comprises two storey houses (both semi-detached and in short terraces) along purpose-built cul-de-sacs. The earliest buildings within this portion of the HUCA are the row of mid 19th century terraced houses fronting onto Wetmore Road (HCT 'Suburb – Terraces' on map 22). These houses are likely to be associated with the brewing industry in this part of Burton; providing housing for the workers. To the west the area is largely free of buildings comprising open air car parks (cf. map 22).

The area also includes a mid 20th century road junction (HCT 'Major Road Scheme' on HUCA 6 map) created through the demolition of buildings which had been angled onto the original medieval stone bridge that left Bridge Street on a roughly north-east to easterly direction. These buildings are likely to have had medieval origins.

Prior to the late 20th century housing development and the establishment of the car parks, much of this area had formed part of the back plots of properties fronting onto Horninglow Street. Small breweries and malt houses had been established in these backplots by the early 19th century (cf. map 11). Smaller buildings lined Wetmore Road, which had probably also been established within the backplots. These long narrow plots had clearly formed part of the medieval planned town, having been established as part of an extension to the borough in the early 13th century (cf. 2.4.1 and map 5).

4.6.2 Heritage values:

<p>Evidential value: There is the potential for below ground archaeological remains to survive within the HUCA relating to both the origins and history of the medieval and later town development. There is also the potential to understand the development of the brewing industry within the HUCA from the early 19th century to the rear of Horninglow Street to the large scale industrial production at Bass Old Brewery in the later 19th century off High Street.</p>	<p>High</p>
<p>Historical value: There are few legible heritage assets within the HUCA, but the Grade II listed water tower (and its association with the Grade II listed Bass offices in HUCA 5) is evidence of the importance of the brewing industry to the history of this part of the town. The mid 19th century terraced houses are also probably directly associated with the development of the brewing industry.</p>	<p>Medium</p>
<p>Aesthetic value: The majority of the HUCA lies within the Burton No.2 and 3 Town Centre Conservation Area. There is an onus to ensure good quality development within the HUCA to complement the historic character of HUCA 5 in particular</p>	<p>Medium</p>

Communal value: The HUCA forms part of the historic core of Burton, but there are few legible heritage assets. However, the HUCA does form an important part of the history of Burton from its medieval origins through to its role in the brewing industry; for which the legible heritage assets can play a part. The buildings, can however, only be appreciated from street-level although their role in Burton's heritage could be promoted to the community and visitors' through interpretation and presentation.

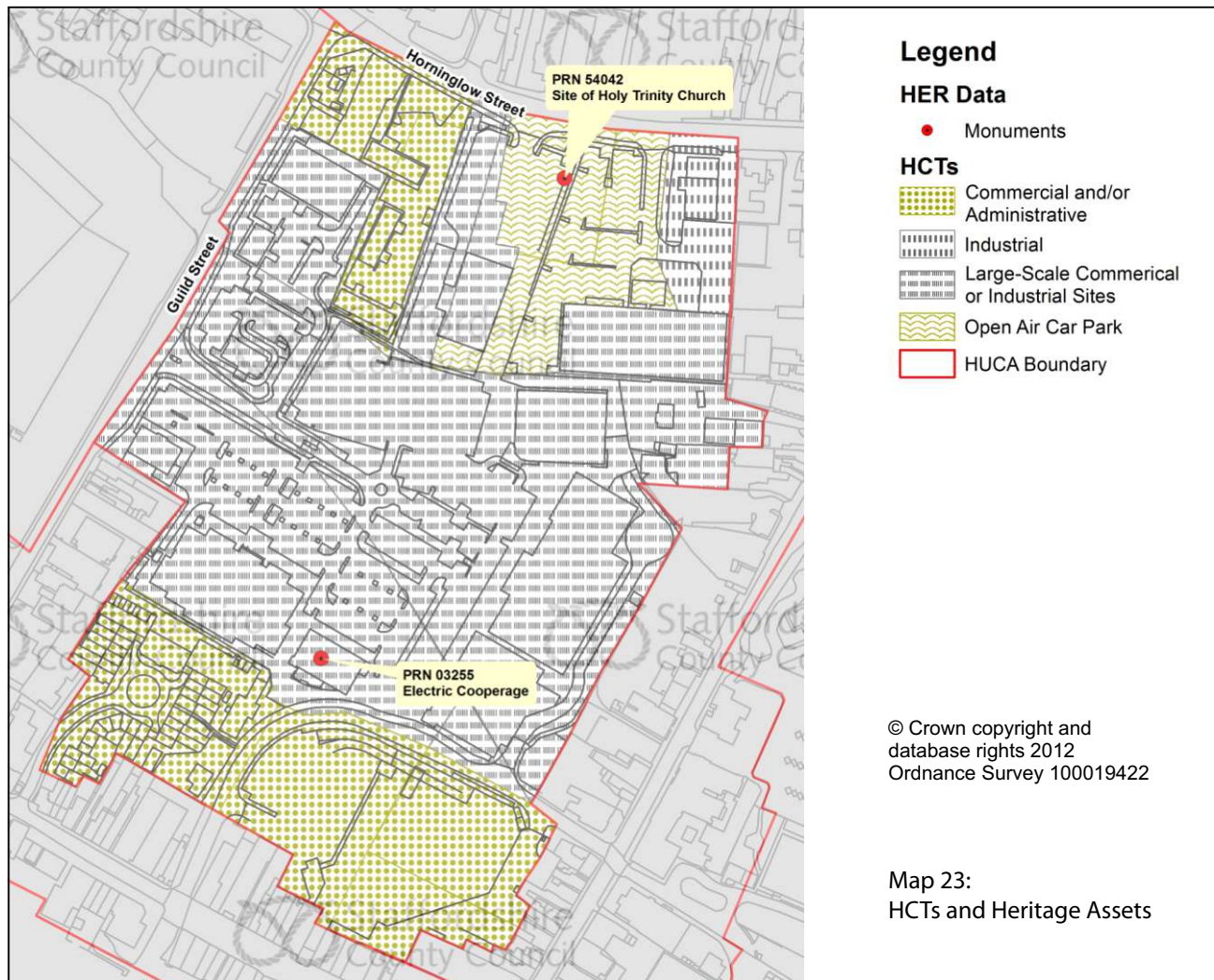
Medium

4.6.3 Recommendations

The heritage significance and values identifies the archaeological interest within the HUCA as well as the historic buildings, which includes the Grade II listed Water Tower.

- ◆ Where alterations or changes are proposed to the listed buildings or their settings the applicant should consult with East Staffordshire Borough Planning Delivery team in the first instance. All of the designated heritage assets and their settings are covered under para. 132 of NPPF³⁰⁸.
- ◆ Where new development is proposed, particularly lying immediately adjacent to the High Street, it should reflect the scale, massing and architectural form of the overall historic character of the wider townscape and in particular of HUCA 5 (para. 58 bullet point 2). Reference should be made to the Burton No.2 and 3 Town Centre Conservation Area Character Appraisal and para. 17, bullet point 4 and para. 126 of NPPF³⁰⁹.
- ◆ Locally important buildings should be considered for local listing in line with the recent English Heritage guidance document entitled 'Good Practice for local heritage listing' (2012)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 paras. 128 and 141 of NPPF³¹¹.

4.7 HUCA 7: South east of Guild Street



4.7.1 Statement of heritage significance and built character

The HUCA is dominated by large-scale retail units and car parks of late 20th and early 21st century date (cf. map 23).

Maps 3 to 6 show the evolution of the HUCA during the medieval period; part of the area had formed the backplots of properties fronting onto High Street which probably existed by the mid 12th century. As the borough was expanded other areas were laid down as burgage plots (cf. 2.4.1 and maps 3 to 6 for the phases of the town's development), although the area along Station Road (originally Cat Street) appears to have only had a short history of settlement (if it was ever settled; cf. 2.4.1). Wyatt's map (1760) shows that paddocks/closes had been established in some of these former burgage areas possibly by the post medieval period (cf. map 8).

The whole of this area was re-developed during mid to late 19th century as part of the Bass Brewery; the area being known as 'the Middle Yard' (cf. maps 11 and 12). Along the Horninglow Street frontage some of the burgage plots survived until the late 20th century. In 1824 Holy

Trinity Church was built to serve the rapidly expanding community in Burton, St Modwen's being deemed too small to cope with the population boom³¹². A new church was built in 1880 following a fire, but was no longer required by the late 1960s and was demolished in 1971³¹³.

4.7.2 Heritage values

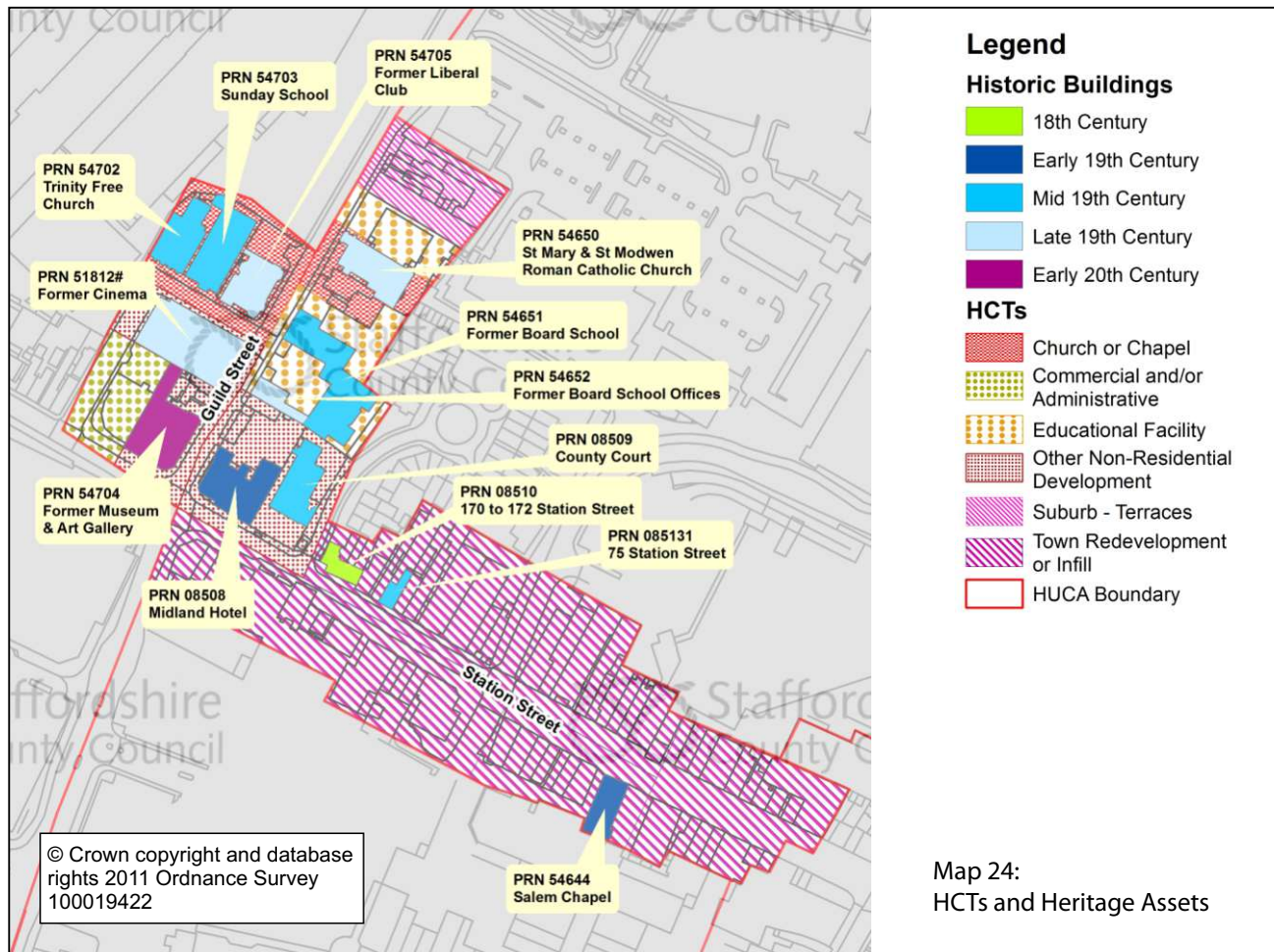
Evidential value: There is the potential for below ground deposits to survive relating to the development of the town from the medieval period onwards, although this is likely to have been impacted to some degree by two phases of re-development in the 19th century and again in the late 20th/early 21st century. There is, however, also the potential for below ground deposits to survive relating to the 19th century Middle Yard brewery and the church.	Medium
Historical value: There are no known legible heritage assets surviving within the HUCA.	Low
Aesthetic value: The HUCA is dominated by late 20th/early 21st century commercial development.	Low
Communal value: The history of the HUCA forms an important part of the history of the town in forming part of Bass' 19th century brewery. Its role could therefore form part of any interpretation and/or presentation of Burton's heritage and development.	Low

4.7.3 Recommendations

The heritage significance and values identified that there was the potential for below ground archaeological deposits to survive, but otherwise the historic character of the HUCA is no longer legible.

- ◆ Whilst there is generally a low potential for below ground archaeological deposits to survive within the HUCA, remains the possibility that unknown sites may survive. Consequently should archaeological potential be recognised as part of an individual planning application and where this may be deemed to result in the loss of the heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance. This is supported in para. 141 of NPPF³¹⁴.

4.8 HUCA 8: Station Street and Guild Street



4.8.1 Statement of heritage significance and built character

The historic character of the HUCA is dominated by 19th century buildings of a variety of form, size and function. The majority of this development occurred from the mid 19th century onwards with one building dating to the early 20th century (cf. map 24). The latter is the former Museum and Art Gallery standing on the corner of Station Street and Guild Street. Late 20th century redevelopment is represented in the form of a large shop standing adjacent to the former Museum and Art Gallery on Station Street (HCT 'Commercial and/or Administrative').

In the area formed by George Street, Guild Street and Station Street a number of buildings survive which are neither industrial nor domestic in function. The importance of this area, which is dominated by ornate red brick buildings of some grandeur, is acknowledged in the designation of the George Street Conservation Area (cf. map 15). The date of origin of many of these buildings is depicted on map 24; the earliest identified is the Grade II listed Midland Hotel on Station Street dated to the early 19th century³¹⁵. This building is of three storeys and its façade is of stucco; it was the Midland Hotel by 1865. Adjacent to the Midland Hotel is the stone fronted County Court, also Grade II listed, it was constructed in 1862. The majority of the red brick buildings along Guild Street also have stone dressing and are principally all architect-designed.

These include the Roman Catholic Church constructed in 1879 in a Decorated style by J. K. Morley; the former Board School rebuilt in 1876 to the design of Giles and Brookhouse; the former Liberal Club on the corner of Guild Street and George Street built in 1894 in an eclectic style by Durward, Brown and Gordon of London; and the Trinity Chapel on George Street rebuilt in 1860 in a classical style by the architect Thomas Simpson of Nottingham³¹⁶. The former cinema, which fronts onto Guild Street, is less decorative, but its four storey frontage is recognisably that of a 1930s Art Deco style cinema³¹⁷. The cinema was built in 1934 upon the site of an earlier Opera House; the façade of the earliest building on the site, St George's Hall (a public assembly hall), was retained during two phases of redevelopment on this site³¹⁸. The original St George's Hall had been built by 1867 and what remains is in an Italianate style, although the original Dutch gables were removed at the time of the construction of the cinema³¹⁹.

In Station Street (in the area identified as HCT 'Town Redevelopment or Infill' on map 24) the earliest of the buildings on the northern side originate in the early 19th century; the exception is a Grade II listed row of properties which have been identified as being of late 18th century date (cf. map 24)³²⁰. A late 18th century map shows this area dominated by paddocks/closes; the exceptions are probably the row of properties previously mentioned³²¹. However, there are buildings depicted on Wyatt's map on the southern side of the street; consequently the extant buildings in this area retain the potential for some of the buildings to contain fabric from earlier buildings.

The south eastern end of Station Street had formed part of the backplots of burgages relating to the earliest medieval settlement fronting onto High Street (cf. HUCA 5). Station Street itself (earlier known as Cat Street) formed part of the fifth phase of the

development of Burton during the medieval period (cf. 2.4.1 and map 6). Wyatt's map (1760) shows the regularity of plots along this street although, as previously noted, many of these plots, particularly on the northern side of the street, were empty of buildings at this date (cf. HCT 'Paddocks/Closes' on maps 8 and 10). The street had apparently been incorporated into the borough by Abbot Packington in 1286 to relieve a famine³²². However, it is unclear whether any of the plots were ever occupied or whether settlement was abandoned at an early date; archaeological investigation could assist in answering these questions. It is also unclear as to whether Cat Street existed prior to its incorporation into the borough. Guild Street originated as a path, which existed by the 17th century and was established on its present alignment in the mid 19th century³²³.

4.8.2 Heritage values:

<p>Evidential value: There is the potential for below ground archaeological remains to survive associated with the incorporation of this area into the borough in the late 13th century; such work could significantly contribute to our understanding of the nature/extent of settlement in this area during the medieval period. Historic buildings may also retain important information which could contribute to our understanding of their function and place within the social and economic history of Burton.</p>	<p>High</p>
<p>Historical value: The HUCA is dominated by legible heritage assets, particularly the number of surviving historic buildings, both listed and unlisted. The character of the historic buildings is dominated by large-scale civic buildings in Guild Street, but also two-storey houses (cf. Grade II listed 18th century row). The civic buildings in Guild Street are impressive in their size and decoration. The 19th and early 20th century buildings are all testimony to the economic importance of Burton which was principally the result of the success of the brewing industry during this period.</p>	<p>High</p>
<p>Aesthetic value: The integrity of the historic character of the HUCA is well preserved; the majority of the 19th and early 20th century buildings reflecting the social and economic history of Burton at this period. The importance of the history and character of the heritage assets of the HUCA to the town have been acknowledged in the designation of the George Street Conservation Area (cf. map 15). There are also five Grade II listed buildings, although other important historic buildings also make a significant contribution to the sense of place.</p>	<p>High</p>
<p>Communal value: The HUCA forms part of the commercial and civic heart of the town and the heritage assets are highly visible within the character area. The experience and understanding of Burton's heritage could be promoted to the community and visitors' through interpretation and encourage heritage-led sustainable tourism</p>	<p>Medium</p>

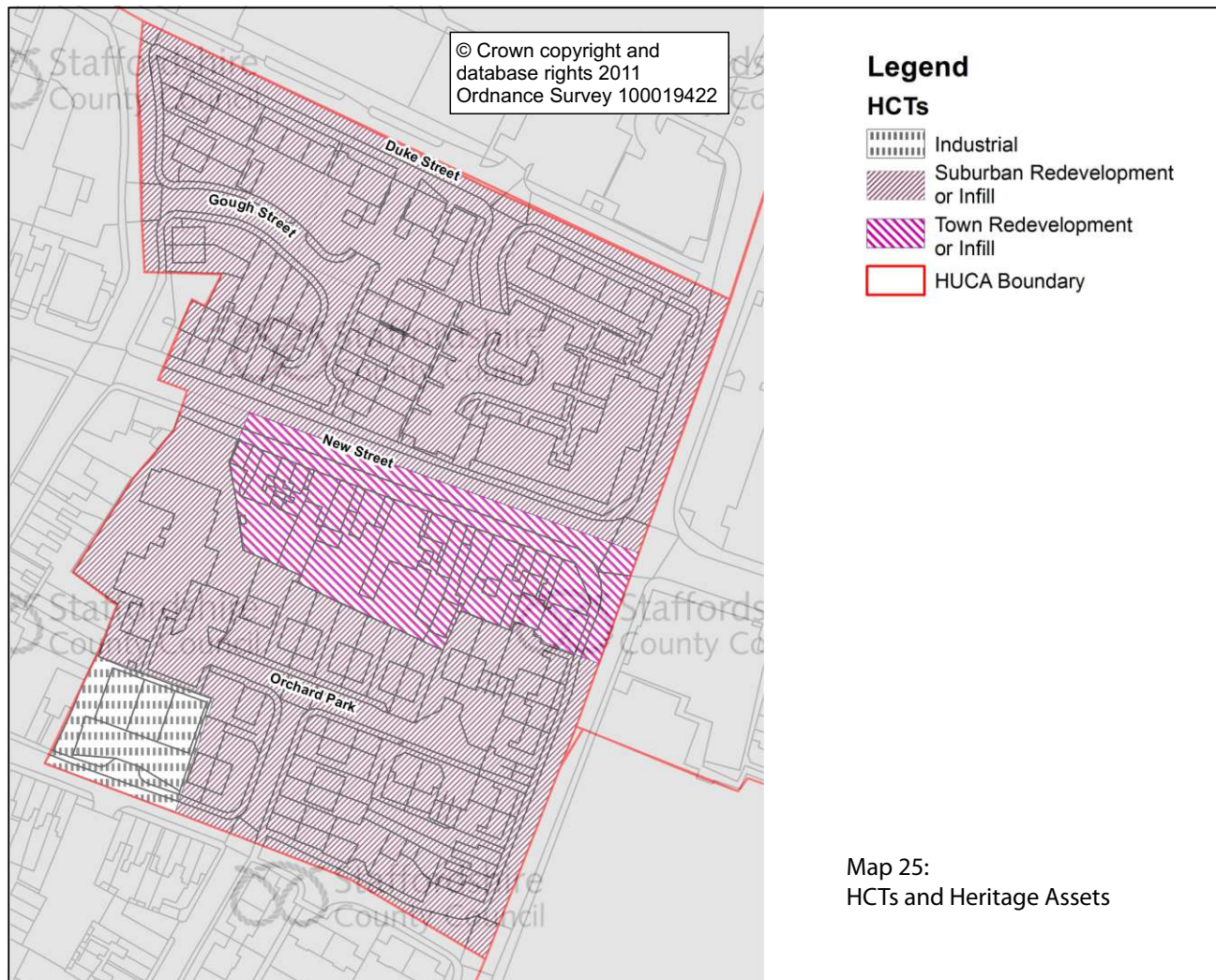
4.8.3 Recommendations

The heritage significance and values have recognised the importance of this HUCA to the social and economic history of Burton as well as its significant contribution to the character of the overall townscape.

- ◆ 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)³²⁴.

- ◆ Where alterations or changes are proposed to historic buildings, whether Listed or not, within the Conservation Area the applicant should consult with East Staffordshire Borough Planning Delivery team in the first instance. All of the designated heritage assets and their settings are covered under para. 132 of NPPF³²⁵.
- ◆ 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)³²⁶.
- ◆ The heritage assets could make a positive contribution to economic regeneration of the town. In particular the promotion of the re-use of historic buildings to contribute to sustainable development is recommended (paras. 126 and 131 of NPPF). High quality design which is sympathetic to the historic built fabric is the key to retaining the local character of the area as identified in Bullet Point 4 of para. 17 (Core planning principles) and Bullet Point 2 of para. 58 in NPPF³²⁷.
- ◆ The undesignated historic buildings should be reviewed to identify whether they may fit the national listing criteria. Where this does not apply they should be considered for local listing in line with the recent English Heritage guidance document entitled '*Good Practice for local heritage listing*' (2012)³²⁸.
- ◆ There is a high potential for below ground archaeological deposits to survive across the entire HUCA. There is also a particularly high potential for historic buildings to retain earlier architectural elements which could inform their development, function and role within the social and economic history of Burton. Where development may result in the loss of these heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance; this is supported in paras. 128 and 141 of NPPF³²⁹.
- ◆ 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*' document³³⁰.

4.9 HUCA 9: Gough Street, New Street and Orchard Park



4.9.1 Statement of heritage significance and built character

The HUCA is dominated by late 20th century redevelopment predominantly comprising semi-detached houses and larger apartment blocks (cf. HCT 'Suburban Redevelopment or Infill' on map 25). The earliest development within the HUCA, however, lies on the southern side of New Street where two storey buildings, now used as shops, date from the early 19th century (cf. HCT 'Town Redevelopment or Infill' on map 25). These surviving 19th century buildings formed part of the expansion of Burton during this period. The late 20th century residences were constructed upon the site of various 19th century buildings (cf. map 12). These included the late 19th century Burton General Hospital which was initially constructed on Duke Street in 1868, but had been expanded south towards New Street by the end of the century³³¹.

The section of New Street which lies within the HUCA was incorporated into the town in the 1180/90s (cf. 2.4.1; HUCA 4 and map 4). However, by the late 18th century (and possibly by the post medieval period) some of the burgage plots within the HUCA appear to have been abandoned (cf. maps 6 and 8). Settlement is still indicated on Wyatt's map (1760) at the western

end of the street, which may represent the continued occupation of some of the earlier burgages. Archaeological investigation could contribute to our understanding of the nature and extent of the earliest phase of settlement within the HUCA.

4.9.2 Heritage values

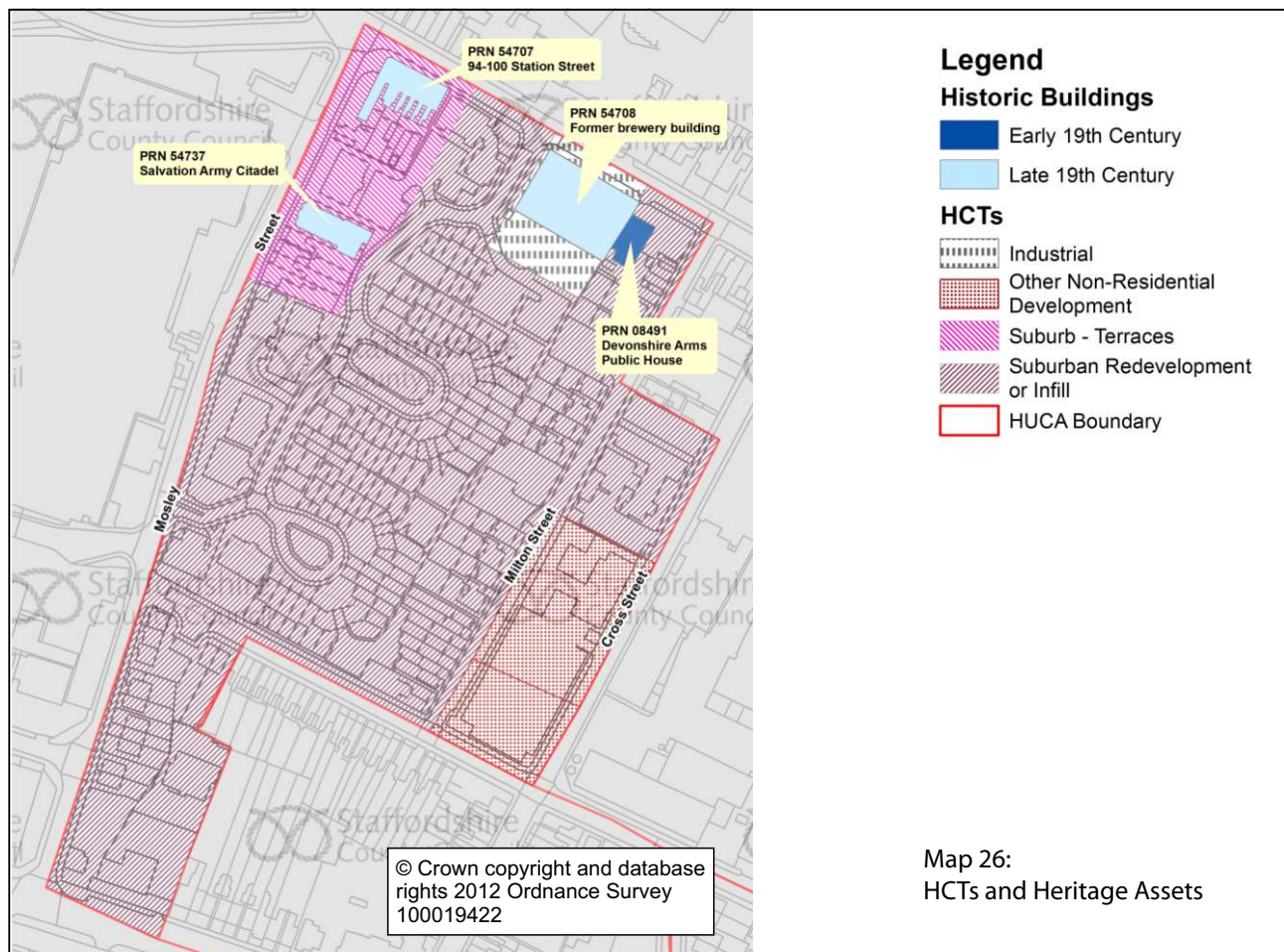
<p>Evidential value: The HUCA lies within the area of the medieval town, although some of the burgage plots appear to have been abandoned by the late 18th century. The late 12th century burgage plots were the first of three phases of development; the area was substantially redeveloped in the 19th century and most recently in the late 20th century. Despite this there remains the potential for below ground archaeological remains to survive across the HUCA.</p>	<p>Medium</p>
<p>Historical value: There are few legible heritage assets within the HUCA other than the 19th century buildings on the south side of New Street. The ground floors of these properties, in particular, have been significantly altered during the course of the 20th century.</p>	<p>Low</p>
<p>Aesthetic value: The character of the HUCA is dominated by late 20th century residential development. The early 19th century buildings on New Street have the potential to contribute to the wider townscape, but at present their integrity has been partly obscured by modern alterations including shop fronts at ground floor level.</p>	<p>Low</p>
<p>Communal value: The HUCA forms part of the history of the development of the medieval town, although there are few legible heritage assets. It should, however, form part of any interpretation which would improve an understanding of Burton's history for the community and visitors.</p>	<p>Low</p>

4.9.3 Recommendations

The heritage significance and values have identified that the overall character of the HUCA is dominated by late 20th century housing development.

- ◆ The 19th century properties in New Street have the potential to make a positive contribution to economic regeneration of the town. High quality design which is sympathetic to the historic built fabric is the key to retaining the local character of the wider townscape as identified in Bullet Point 4 of para. 17 (Core planning principles) and Bullet Point 4 of para. 58 in NPPF³³².
- ◆ There is the potential for below ground archaeological deposits to survive across the entire HUCA. Where development may result in the loss of these heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance; this is supported in paras. 128 and 141 of NPPF³³³.

4.10 HUCA 10: Milton Street and Mosley Street



4.10.1 Statement of heritage significance and built character

The character of the HUCA is dominated by late 20th and early 21st century residential development comprising town houses and apartment blocks. The integrity of the historic character is better preserved along Station Street; this has been acknowledged in the incorporation of this area within the Station Street and Borough Road Conservation Area. Station Street, within the HUCA, comprises 19th century buildings including an early 19th century Grade II listed public house and later 19th century terraced houses (cf. map 26). The most prominent of these buildings is the late 19th century former brewery which is an imposing red brick building in an architecturally eclectic style³³⁴. A former Primitive Methodist Chapel, built in 1878, survives on Mosley Street. It was transferred to the Salvation Army in 1946³³⁵.

The late 20th and early 21st century redevelopment of the HUCA was carried out upon the site of further industrial buildings associated with the brewing industry and their associated railways as well as terraced houses which had lined the north west side of Cross Street and Milton Street and the south east side of Moseley Street. This earlier phase of development largely occurred during the mid 19th century.

Station Street (earlier known as Cat Street) formed part of the fifth phase of the development of Burton during the medieval period (cf. 2.4.1 and map 6). Wyatt's map (1760) shows the regularity of plots along this street although with the exception of a number of properties on the southern side of the street (at its High Street end) all the plots are empty. Consequently maps 8 and 10 depict this area as HCT 'Paddocks/Closes'. The street had apparently been incorporated into the borough by Abbot Packington in 1286 to relieve a famine³³⁶. However, it is unclear whether any of the plots were ever occupied or whether settlement was abandoned at an early date; archaeological investigation could assist in answering these questions.

4.10.2 Heritage values:

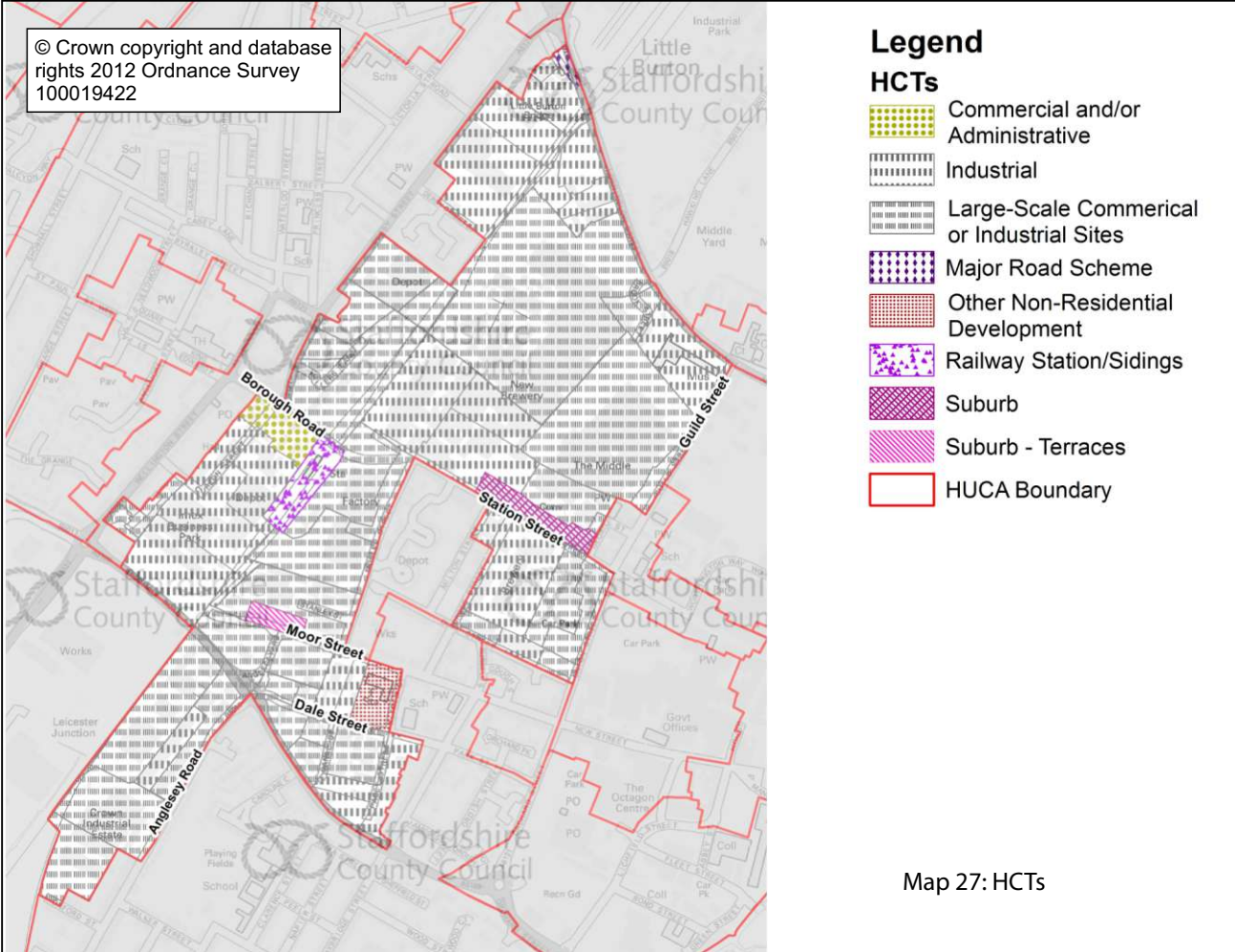
<p>Evidential value: There is the potential for below ground archaeological remains to survive associated with the alignment of Station Street; such work could significantly contribute to our understanding of the nature/extent of settlement in this area during the medieval period. Much of the area has been redeveloped on two occasions, during the mid 19th century and again in the late 20th/early 21st century, although historic buildings survive on Station Street itself.</p>	<p>Medium</p>
<p>Historical value: Heritage assets are legible within the HUCA along Station Street and include the impressive former brewery building which forms an important part of Burton's history. The terraced houses, former Primitive Methodist Chapel and the Grade II public house also make an important contribution to the understanding of Burton's social and economic history.</p>	<p>Medium</p>
<p>Aesthetic value: The integrity of the historic character is best preserved along Station Street and this has been acknowledged in the incorporation of this area into the Station Street and Borough Road Conservation Area. The character of the remainder of the HUCA is dominated by late 20th/early 21st century housing development.</p>	<p>Medium</p>
<p>Communal value: There is currently little opportunity for the public and visitors to engage with the heritage of the HUCA other than from the street. However, the HUCA is an important component in understanding the development of Burton in both the medieval period and during the 19th century, particularly in the survival of the brewery building. Consequently it should form part of any interpretation of this history for the community and visitors.</p>	<p>Low</p>

4.10.3 Recommendations

The heritage values and significance have identified the contribution of historic character of Station Street to the local character of the wider townscape.

- ◆ Where alterations or changes are proposed to historic buildings, whether Listed or not, or within the Conservation Area the applicant should consult with East Staffordshire Borough Planning Delivery team in the first instance. All of the designated heritage assets and their settings are covered under para. 132 of NPPF³³⁷.
- ◆ 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)³³⁸.
- ◆ The heritage assets could make a positive contribution to economic regeneration of the town. In particular the promotion of the re-use of historic buildings to contribute to sustainable development is recommended (paras. 126 and 131 of NPPF). High quality design which is sympathetic to the historic built fabric is the key to retaining the local character of the area as identified in Bullet Point 4 of para. 17 (Core planning principles) and Bullet Point 4 of para. 58 in NPPF.
- ◆ Locally important buildings should be considered for local listing in line with the recent English Heritage guidance document entitled 'Good Practice for local heritage listing' (2012)³³⁹.
- ◆ There is the potential for below ground archaeological deposits to survive across the entire HUCA. There is also a particularly high potential for historic buildings to retain earlier architectural elements which could inform their development, function and role within the social and economic history of Burton. Where development may result in the loss of these heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance; this is supported in paras. 128 and 141 of NPPF³⁴⁰.

4.11 HUCA 11: Station Street Brewery District and Crown Industrial Estate

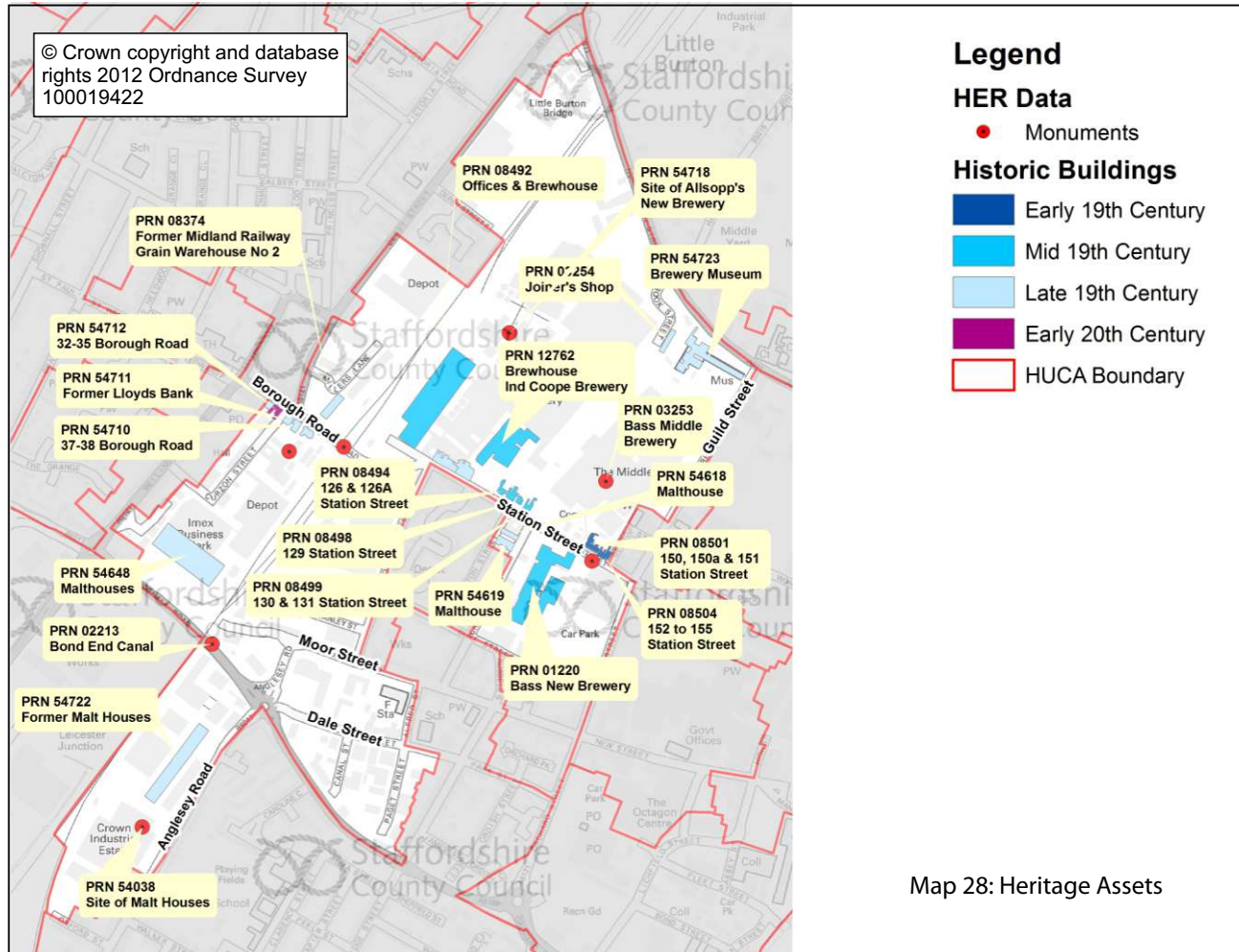


4.11.1 Statement of heritage significance and built character

The HUCA is dominated by large-scale industrial and commercial complexes, the majority of which appear to date to the late 20th century (cf. map 27). These include extant breweries lying to the north of Station Street and the large supermarket on the corner of Station Street/Union Street. Despite this redevelopment it is clear, from map 27, that many historic industrial buildings survive.

The historical development of the HUCA reveals that the northern portion had originated as part of Burton's open fields in the medieval period until their enclosure in the post medieval period (cf. 2.4.5 and 2.5.2; map 7). The southern portion formed part of Goose Moor until the early 19th century (cf. 2.6.3; HCT 'Unenclosed Land' on map 7 and HCT 'Planned Enclosure' on map 10). The exception to this is the north side of New Street, which was incorporated into Burton in the late 12th century and Station Street (earlier known as Cat Street) which was laid out as part of the town in late 13th century (cf. 2.4.1; maps 4 and 6). By the late 18th century there was little settlement along Station Street within this HUCA (cf. 2.4.1 and 2.5.1 for discussion of settlement history along this street; HCT 'Paddocks and Closes' on map 8). Development within the HUCA

considerably expanded in the mid 19th century although the earliest known properties date to the earlier part of that century (see below).



The mid 19th century expansion was probably stimulated by the opening of the Birmingham to Derby Railway (known as the Midland Railway) in 1839 with a railway station at the western end of Station Street (cf. HCT 'Railway Station/Sidings' on map 27). The expansion was mostly industrial in nature comprising large brewery complexes constructed on both sides of Station Street (cf. map 11). All of these breweries were connected to the mainline railway by a network of small railways, none of which are extant within the townscape. The Grade II listed former Midland Railway Grain Warehouse survives to the north of the railway line, which was built in 1880s; this building also has clear links to the brewing industry³⁴¹.

The earliest of these breweries were built on the northern side of Station Street in the 1850s; these comprise Bass & Co.'s Middle Brewery built between 1853 and 1858; the Grade II listed Ind. Coope & Co. Brewery built 1856; and Allsop & Sons "New Brewery" built 1859 (the surviving part of which is Grade II listed)³⁴² (cf. map 28). Bass & Co.'s "New Brewery" was constructed on the southern side of Station Street in 1863; part of the original brewery survives as a Grade II listed building (cf. plate 13)³⁴³. Other historic buildings associated with the brewing industry survive within the HUCA including several late 19th century malt houses located on Cross Street,

Shobnall Road and Anglesey Road (cf. HUCA 11 map)³⁴⁴. A Grade II former joiner's workshop and other buildings originally used as part of Bass' engineering works, on Horninglow Street, also date from the late 19th century. The complex was converted to a museum for the brewing industry in 1977³⁴⁵. The importance of the museum's buildings to the history and character of the townscape has been acknowledged in their inclusion in the Horninglow Street/Guild Street Conservation Area (cf. map 15)³⁴⁶.



Many of the 19th century brewery buildings which comprised Bass' two breweries and Allsop's 'New Brewery' appear to have been redeveloped in the late 20th century. Both sites are still (Spring 2012) in use as breweries and it is unclear to what extent earlier buildings may have been incorporated into the redevelopment of the two sites. Other sites associated with the 19th century brewing industry have also been redeveloped including a complex of malshouses at what is currently the Crown Industrial Estate (cf. HUCA 11 map)³⁴⁷.

The 19th century built character is not, however, restricted to industrial development within the HUCA. As noted above some of the earliest known buildings are domestic in origin and include a row of terraced houses on Moor Street, which appear to have been extant in 1865 (HCT 'Suburb – Terraces' on map 27). Map 11 reveals that there was a greater concentration of terraced houses within the HUCA, much of which has been redeveloped for further industrial expansion in the late 20th century. There are larger Grade II listed houses which lie on the north side of Station Street dating to the early and mid 19th century³⁴⁸. The scale of these properties suggests that they were built for the families of business owners or possibly managers at the large-scale

breweries which were expanding into this landscape during the mid 19th century. Other development along Station Street appears to have been commercial in nature from the time of its construction in the late 19th century; these include shops at 111-119 Station Street, the purpose-built bank and the former Midland Hotel (cf. HCT 'Commercial and/or Administrative' on map 27)³⁴⁹. Many of these historic properties within Station Street lie within the Station Street and Borough Road Conservation Area (map 15)³⁵⁰.

4.11.2 Heritage values

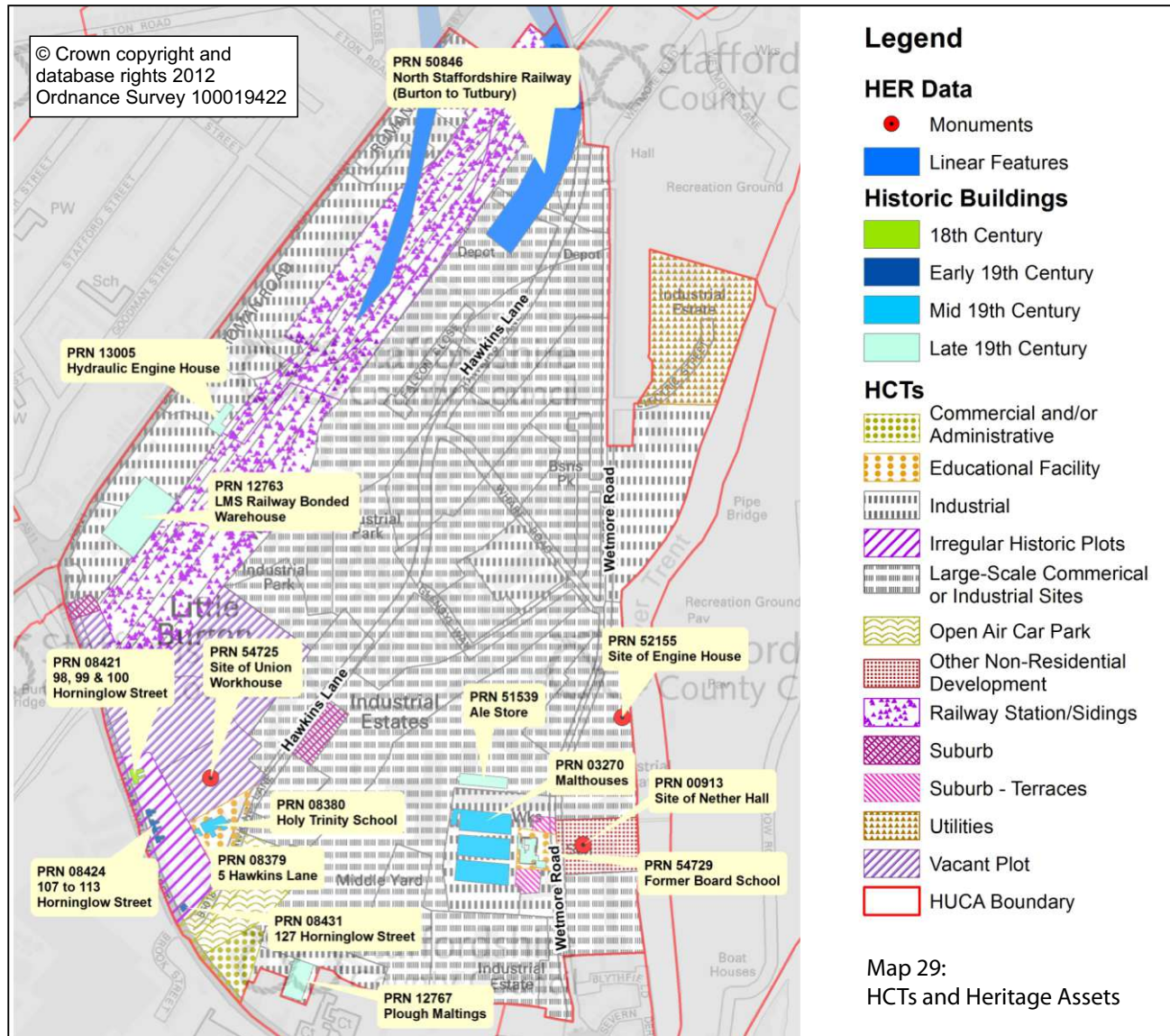
<p>Evidential value: There is the potential for below ground archaeological remains to survive associated with the development of Burton during the medieval period on New Street and along what is now Station Street. There has been considerable redevelopment during the 19th century along Station Street, which may have impacted upon the survival of archaeological deposits in some areas. The remainder of the HUCA had largely formed part of the agricultural economy of the town until the mid 19th century. However, there is also the potential for the industrial buildings to retain important information relating to the functions and processes of the historic industry. Archaeological deposits relating to the development of the brewing industry within the area may also survive.</p>	<p>Medium</p>
<p>Historical value: Despite the redevelopment of many of the historic industrial sites, as well as some of the terraced houses, many legible heritage assets survive. These are principally industrial, commercial and domestic buildings which all form part of an understanding of the social and economic development of Burton from the mid 19th century. The surviving 19th century brewery buildings, including the malt houses, form a link to an important aspect of Burton's history.</p>	<p>High</p>
<p>Aesthetic value: The historic character of the HUCA has been impacted to a degree by the expansion and redevelopment of industrial sites during the late 20th century. However, the survival of the 19th century buildings makes an important contribution to the historic character of the wider townscape. This has been acknowledged in the number of Grade II listed buildings and the designation of the two Conservation Areas (Horninglow Street/Guild Street and Station Street/Borough Road).</p>	<p>High</p>
<p>Communal value: The HUCA incorporates the brewery museum which is an important public facility which specifically relates to the brewery industry. There is also the potential to encourage the community/visitors to interact with the wider townscape, particularly taking in any important surviving brewery buildings (in this HUCA and wider) through interpretation and presentation.</p>	<p>High</p>

4.11.3 Recommendations

The heritage significance and values has identified that the historic environment forms an important aspect of the character of the HUCA despite large-scale redevelopment. There are two Conservation Areas and 11 Grade II listed buildings within the HUCA (including two brewery buildings) as well as other undesignated historic buildings.

- ◆ Where alterations or changes are proposed to historic buildings, whether Listed or not, or within the Conservation Areas the applicant should consult with East Staffordshire Borough Planning Delivery team in the first instance. All of the designated heritage assets and their settings are covered under para. 132 of NPPF³⁵¹.
- ◆ The locally important undesignated historic buildings, particularly those associated with the brewery industry, should be considered for local listing in line with the recent English Heritage guidance document entitled 'Good Practice for local heritage listing' (2012)³⁵².
- ◆ 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 two 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)³⁵³.
- ◆ The heritage assets could make a positive contribution to economic regeneration of the town. In particular the promotion of the re-use of historic buildings to contribute to sustainable development is recommended (paras. 126 and 131 of NPPF). High quality design which is sympathetic to the historic built fabric is the key to retaining the local character of the area as identified in Bullet Point 4 of para. 17 (Core planning principles) and Bullet Point 4 of para. 58 in NPPF³⁵⁴.
- ◆ There is the potential for below ground archaeological deposits to survive across the entire HUCA. There is also a particularly high potential for historic buildings to retain earlier architectural elements which could inform their development, function and role within the social and economic history of Burton. Where development may result in the loss of these heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance; this is supported in paras. 128 and 141 of NPPF³⁵⁵.

4.12 HUCA 12: Little Burton



4.12.1 Statement of heritage significance and built character

The modern character of the HUCA is dominated by industrial estates of principally late 20th century date; with a large area of open land lying to the east of Horninglow Street (HCT 'Vacant Plot' on map 29). However, a number of key historical industrial buildings also survive. The railway line also continues to have an important influence on the character of the HUCA. The portion of Horninglow Street which lies within the HUCA is more domestic in scale and includes a number of Grade II listed buildings; it has been included in the Horninglow Street/Guild Street Conservation Area³⁵⁶.

The historic development of the HUCA shows that it had formed part of the agricultural economy for much of its history. Map 7 shows that the southern half of the HUCA had formed part of Burton's open fields, whilst to the north an area of common pasture (HCT 'Unenclosed Land')

was present during the medieval period (cf. 2.4.5). By the post medieval period this landscape was being enclosed with open fields being enclosed incrementally (HCT 'Piecemeal Enclosure' on map 9; 2.5.2) and encroachment within the area of common pasture (HCTs 'Small Assarts' and 'Other Small Rectilinear Fields' on map 9). The remainder of the common pasture was enclosed following an Act of Parliament passed in 1773 (cf. 2.6.3 and HCT 'Planned Enclosure' on map 10).

The only area of the HUCA not to form part of the agricultural economy during the medieval period was a small part of Horninglow Street. This had been laid out as burgages in the early 13th century with further burgages laid out along Wetmoor Road (formerly Anderstaff Lane) in the late 13th century (cf. 2.4.1; maps 5 and 6). The site of Nether Hall, on Wetmoor Road, lies within the HUCA³⁵⁷. This property appears to have been established in the 15th century by the Blount family and by the 17th century was one of the largest houses in Burton³⁵⁸. By 1865 the hall was encompassed by industry to the south and a railway line to the north and east; it was demolished circa 1879 to make way for further industrial development³⁵⁹.

Settlement had extended along Horninglow Street by the late 18th century, although this may be earlier in origin (cf. HCT 'Irregular Historic Plots' on map 29; also map 10). The properties in this area include a row of late 18th century Grade II listed red brick houses of three storeys³⁶⁰. The remaining properties in this area, also Grade II listed, have been dated to the early 19th century and are of two storeys³⁶¹ (cf. map 29). Further settlement expansion, in the form of terraced houses, occurred in the mid and late 19th century along Hawkins Lane (cf. map 12). This expansion was certainly associated with the growth of industry across Burton during this period (see below). Further terraced houses

were constructed, at a similar period, along Wetmoor Road. However, very few of these houses survive, the exceptions being a row of houses off Wetmoor Road (map 29). The only other houses within the HUCA are the mid 20th century properties lying on Hawkins Lane (HCT 'Suburb' on map 29). Two 19th century school buildings survive within the HUCA, both are clearly closely associated with the settlement expansion (HCT 'Education Facility' on map 29; also map 12). Holy Trinity School, Hawkins Lane, is Grade II listed having been built in 1860 to the design of the eminent architect G. E. Street³⁶². The adjacent, contemporary, school house is also Grade II listed. The school on Wetmoor Road was built in 1876, but had been expanded by the end of the 19th century³⁶⁴.

Industrial development had expanded considerably in the HUCA by 1865³⁶⁵. This was probably closely associated with the construction of two railways; the east-west Birmingham to Derby mainline (known as the Midland Railway) opened in 1839 and a branch line, opened by the North Staffordshire Railway Company, between Burton and Tutbury in 1848 (cf. map 29)³⁶⁶. Certainly by the mid 19th century small industrial railways, linking the breweries of the HUCA to the mainline railway were a particular feature of the HUCA (cf. map 11). Whilst the Burton-Tutbury branch line and the minor industrial lines have been removed, the mainline railway continues to exert an influence upon the character of the HUCA (cf. map 29). Railway sidings survive as do two associated Grade II listed buildings. The LMS Railway Bonded Warehouse and the former Hydraulic Engine House both date to the early 20th century³⁶⁷. The latter was built by the Midland Railway to supply power to the adjoining goods yard and bonded warehouse.

Other surviving historic industrial buildings include three of the four maltings off

Wetmoor Road which were built by Bass & Co in 1863; all three are Grade II listed in acknowledgment of their role in Burton's history and the historic character of the townscape³⁶⁸. To the north of the malt houses stands the remains of a further Bass & Co building; an ale store which had been built in the 1890s³⁶⁹. To the north of Horninglow Street, within the Conservation Area, lies the Grade II listed Plough Maltings which was built between 1899 and 1902 to a design by Herbert Couchman³⁷⁰. Other historic buildings may survive across the HUCA, although many more have been redeveloped during the late 20th century. A large part of the HUCA, lying to the north of Horninglow Street, had formed part of the Middle Yard Cooperage by the late 19th century; one building may survive from this complex.

4.12.2 Heritage values

<p>Evidential value: The majority of the HUCA had formed part of the agricultural landscape from at least the medieval period. However, there is the potential for below ground archaeological remains to survive along both Horninglow Street and Wetmoor Road (formerly Anderstaff Lane) which could inform an understanding of the extent, nature and development of settlement within and at the edges of the medieval settlement. This includes the site of Nether Hall, which is known to have existed by the 15th century. There is also the potential for the historic buildings, particularly those associated with industry and the railway, to retain important information which could contribute to an understanding of the social and economic history of Burton in the 19th century. Below ground archaeological remains, associated with 19th century industry, such as the site of the Middle Yard Cooperage may also survive within the HUCA.</p>	<p>Medium</p>
<p>Historical value: Legible heritage assets are present across the HUCA, despite later redevelopment, in the form of historic buildings. Nine of these buildings are Grade II listed. The surviving historic buildings represent a wide section of Burton's history from the late 18th/early 19th century houses on Horninglow Street, which denote its pre-industrial history, to the industrial buildings, schools and the surviving terraced houses which are all closely associated with the economic success of Burton during the 19th century.</p>	<p>High</p>
<p>Aesthetic value: The historic character of the HUCA has been greatly impacted by late 20th century industrial redevelopment. However, the survival of historic buildings across the HUCA, makes an important contribution to the sense of place and provides continuity to Burton's industrial heritage. The importance of this historic character, within the HUCA, has been acknowledged in the designation of the Grade II listed buildings and part of the Horninglow Street/Guild Street Conservation Area.</p>	<p>Medium</p>

Communal value: There is currently little opportunity for the public and visitors to engage with the heritage of the HUCA other than from the street. However, the HUCA is an important component in understanding the development of particularly during the 19th century with the survival of key historic buildings associated with the railway and brewing industry as well as the schools. Consequently it should form part of any interpretation of this history for the community and visitors.

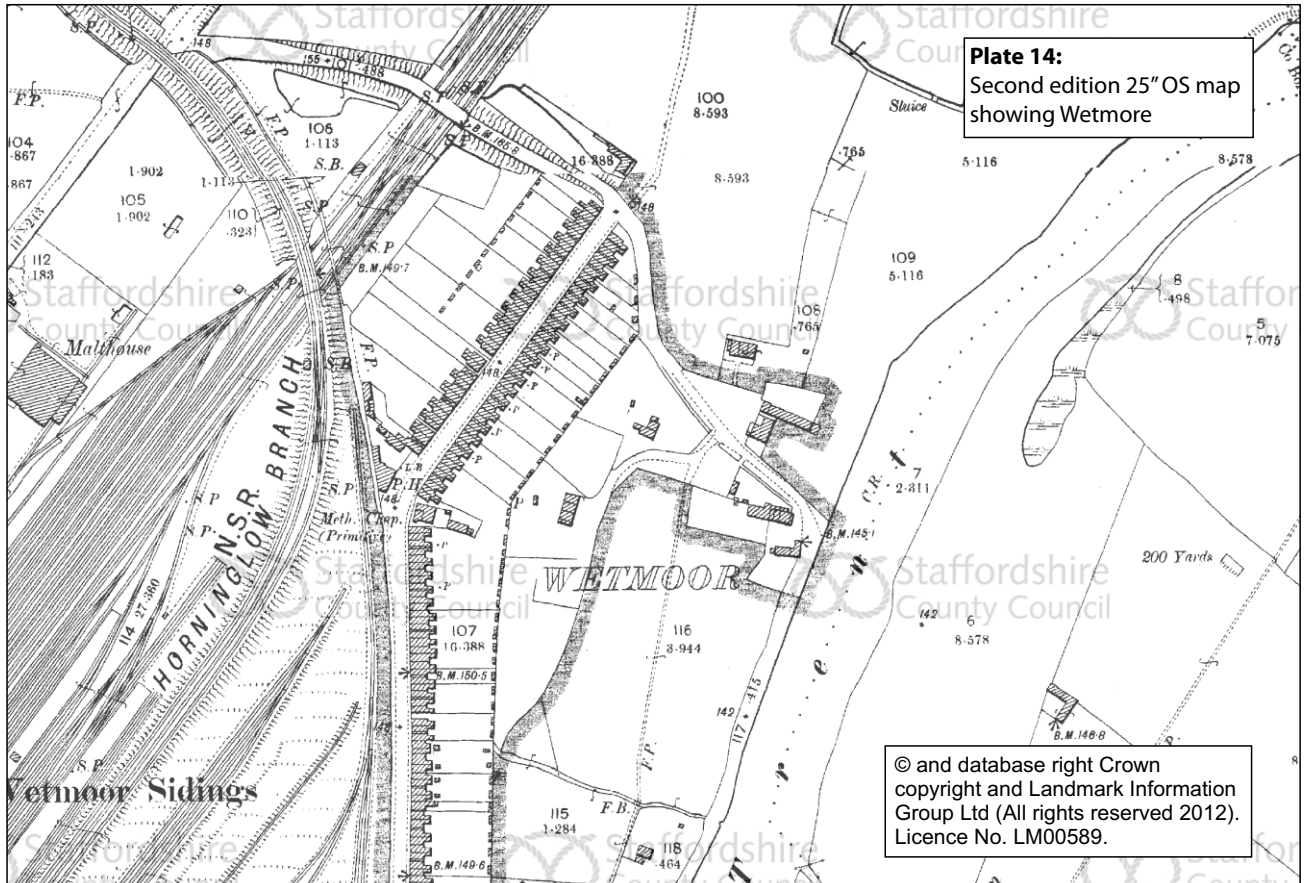
Low

4.12.3 Recommendations

The heritage significance and values have identified that the historic environment continues to contribute to the character and sense of place of the HUCA.

- ◆ Where alterations or changes are proposed to historic buildings, whether Listed or not, within the Conservation Area the applicant should consult with East Staffordshire Borough Planning Delivery team in the first instance. All of the designated heritage assets and their settings are covered under para. 132 of NPPF³⁷¹.
- ◆ The locally important undesignated historic buildings should be considered for local listing in line with the recent English Heritage guidance document entitled 'Good Practice for local heritage listing' (2012)³⁷².
- ◆ 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)³⁷³.
- ◆ The heritage assets could make a positive contribution to economic regeneration of the town. In particular the promotion of the re-use of historic buildings to contribute to sustainable development is recommended (paras. 126 and 131 of NPPF). High quality design which is sympathetic to the historic built fabric is the key to retaining the local character of the area as identified in Bullet Point 4 of para. 17 (Core planning principles) and Bullet Point 4 of para. 58 in NPPF³⁷⁴.
- ◆ There is the potential for below ground archaeological deposits to survive within the entire HUCA. There is also a particularly high potential for historic buildings to retain earlier architectural elements which could inform their development, function and role within the social and economic history of Burton. Where development may result in the loss of these heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance; this is supported in paras. 128 and 141 of NPPF³⁷⁵.

Within the HUCA there is a second focus of historic settlement to the north associated with Wetmore Hall Farm (HCT 'Detached Property' on map 30). The origin of this settlement is unclear, but the extant Grade II listed farmhouse has been dated to the mid 18th century³⁷⁷. The associated farm buildings have been demolished³⁷⁸.



Suburban expansion began in the 19th century and is probably associated with the industrial growth to the west (cf. HUCA 12 for example). The portion of the Wetmore Road which lies within the HUCA was laid out in 1878; the terraced houses were constructed piecemeal during the 1880s and 1890s (HCT 'Suburb – Terraces' on map 30). These houses were probably built speculatively; the piecemeal nature of their construction being reflected in the different architectural detailing employed by the individual builders responsible for their construction. However, the historic character of these properties has been impacted through 20th century alterations including the insertion of modern windows and the rendering and/or painting of facades. Associated with these properties are the public house and former Methodist Chapel built in the 1890s (currently used as a hall) which stand opposite one another on the Wetmore Road. Further suburban expansion occurred in the mid 20th century to the north west of the historic core of Wetmore; this comprised a mobile home park. The final phase of suburban expansion occurred in the early 21st century upon fields lying between Wetmore and Wetmore Hall Farm.

The largest area of open space is the recreation ground which was created in the late 20th century.

Beyond the historic core the development of the landscape in the medieval and post medieval period is less well understood. The historic maps reveal a field pattern whose history is not easily read; its regularity may suggest a later date for enclosure possibly as late as the early or mid 18th century (HCT 'Other Small Rectilinear Fields' on map 10). Documentary sources suggest that open fields were cultivated around the settlement of Wetmoor; a Wetmoor Field being recorded in 1395 and 1441³⁷⁹ (cf. 2.4.5). Meadow land was also recorded which probably lay within the Trent valley (cf. HCT 'Miscellaneous Floodplain Fields' on map 10).

4.13.2 Heritage values

<p>Evidential value: There is the potential for below ground archaeological remains to survive associated with the historic settlement within the HUCA. There is also the potential for the historic buildings lying within HCT 'Irregular Historic Plots' on HUCA 13 map to retain important information concerning their origins and function.</p>	<p>Medium</p>
<p>Historical value: There are numerous legible heritage assets within the HUCA including the late 19th century buildings along Wetmore Road as well as the earlier settlement pattern within the historic core of Wetmore. Wetmore Hall Farmhouse, dating to the 18th century, is representative of the earlier history of the HUCA.</p>	<p>Medium</p>
<p>Aesthetic value: The integrity of the historic character survives to an extent, although many of the late 19th century terraced houses have been altered during the 20th century. The Grade II Listed Wetmore Hall Farmhouse survives to the north. The historic core of Wetmore has also seen redevelopment and building infill during the late 20th and early 21st centuries.</p>	<p>Medium</p>
<p>Communal value: The HUCA is dominated by housing development and from a heritage perspective the value is low.</p>	<p>Low</p>

4.13.3 Recommendations

The heritage significance and values reflect the fact that the HUCA incorporates Wetmore historic core and late 19th century suburban expansion.

- ◆ Where alterations or changes are proposed to Listed building the applicant should consult with East Staffordshire Borough Planning Delivery team in the first instance. All of the designated heritage assets and their settings³⁸⁰ are covered under para. 132 of NPPF³⁸⁰.
- ◆ Locally important undesignated historic buildings could be considered for local listing in line with the recent English Heritage guidance document entitled 'Good Practice for local heritage listing' (2012)³⁸¹.

- ◆ 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)³⁸².
- ◆ There is the potential for below ground archaeological deposits to survive within the entire HUCA. There is also a particularly high potential for historic buildings to retain earlier architectural elements which could inform their development, function and role within the social and economic history of Burton. Where development may result in the loss of these heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance; this is supported in paras. 128 and 141 of NPPF³⁸³.

of the canal to the history and character of Staffordshire's landscape has been highlighted in the designation of the Trent and Mersey Canal Conservation Area (cf. map 15).

The earlier history of the HUCA reveals that the north eastern portion appears to have formed part of a medieval open field system, which was enclosed incrementally during the post medieval period (cf. map 7; 2.4.5 and 2.5.2).

4.14.2 Heritage values

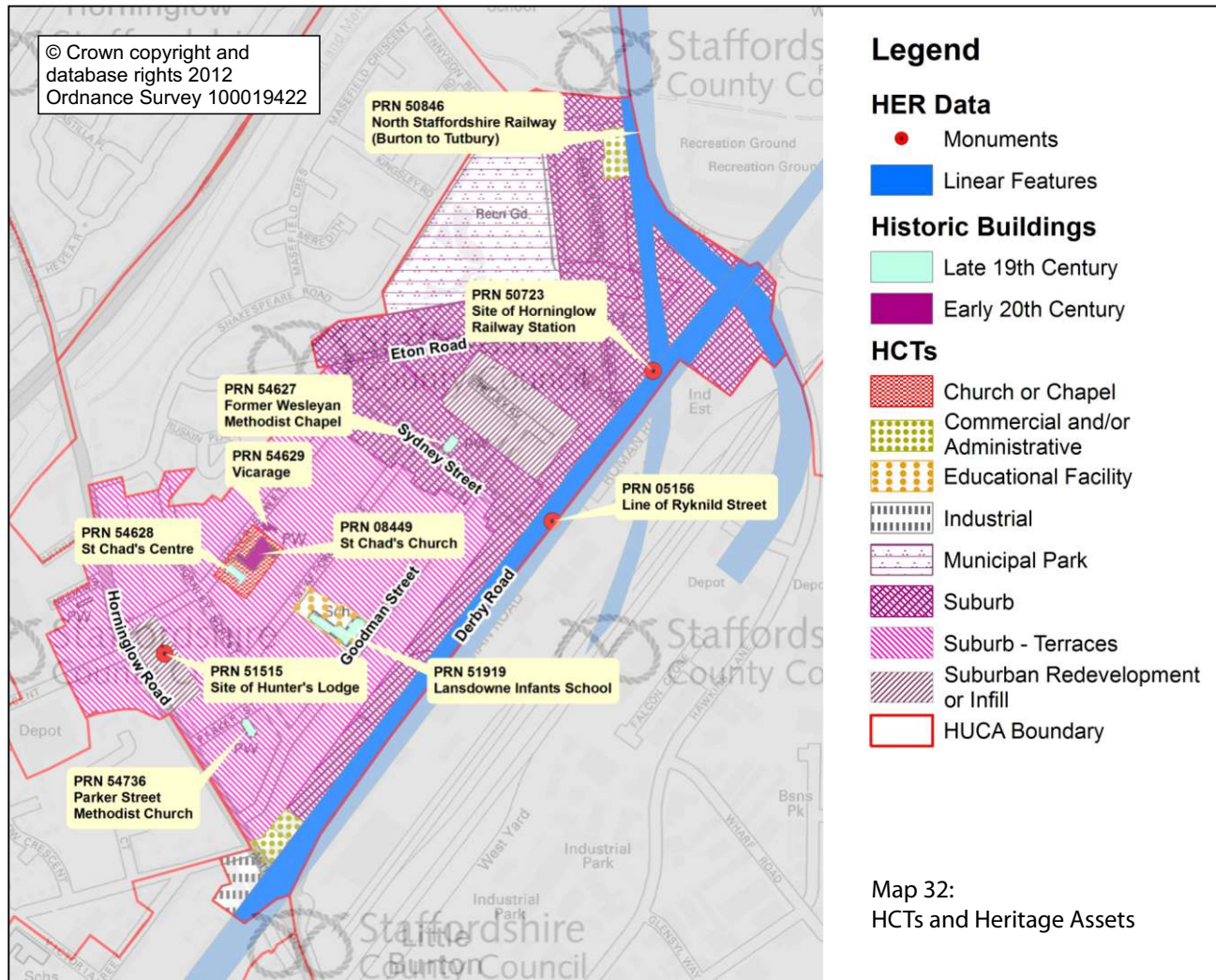
<p>Evidential value: The HUCA had largely been agricultural in nature prior to the late 19th century when the railway and industrial sites were established. The later housing development is also likely to have had some impact upon the survival of archaeological deposits.</p>	<p>Low</p>
<p>Historical value: The canal and Grade II listed canal milepost are the only known legible heritage assets within the HUCA.</p>	<p>Low</p>
<p>Aesthetic value: The character of the HUCA is dominated by late 20th and early 21st century housing development. However, the importance of the canal to the history and character, not only of the HUCA, but of the entire landscape through which it passes, has been acknowledged in its designation as a Conservation Area.</p>	<p>Medium</p>
<p>Communal value: The canal and its associated structures are important heritage assets which provides and promotes public engagement. It is also an important feature of the tourist economy of the county. Its role in Burton's history could be further promoted through interpretation and/or presentation.</p>	<p>Medium</p>

4.14.3 Recommendations

The heritage significance and values has highlighted the importance of the Trent & Mersey Canal as a feature within the landscape and for public engagement.

- ◆ Where alterations or changes are proposed within the Trent & Mersey Canal Conservation Area, or which may effect the Grade II Listed milepost, the applicant should consult with East Staffordshire Borough Planning Delivery team in the first instance. All of the designated heritage assets and their settings are covered under para. 132 of NPPF³⁸⁷.
- ◆ Overall there is a low potential for below ground archaeological deposits to survive within the HUCA. However, further research may alter our understanding of this potential and where development may be deemed to result in the loss of heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance. This is supported in para. 141 of NPPF.³⁸⁸

4.15 HUCA 15: North of Derby Road



4.15.1 Statement of heritage significance and built character

The HUCA is dominated by housing development of a variety of dates and forms. The earliest houses were built along the Derby Road in the mid 19th century (cf. map 11). These are large detached and semi-detached properties and probably represent a change in the social aspirations of sections of Burton's society who were benefitting from the burgeoning brewing industry. This interpretation was applied to the fortunes of Hunter's Lodge following a building recording assessment in 2005³⁸⁹. This was a large detached red brick house surrounded by its gardens and outbuildings, which stood on Horninglow Road until its redevelopment in the early 21st century³⁹⁰. The house had been extended in the mid 19th century; and was considerably enlarged and improved circa 1900³⁹¹. It had been built for the Lathbury family and reflects their rise to prominence and the transformation of Burton into a major brewing town³⁹². At this time the HUCA was comprised of field systems. Map 7 shows that part of this area appears to have formed an open field surrounded by common pasture (HCTs 'Open Fields' and 'Unenclosed Land'). The evidence suggests that either the open fields were assarted out of the common

pasture at a late date; or that the land was only taken into cultivation periodically. By the early 19th century all of this open land had been divided into fields (cf. 2.6.3).

The continuing economic success of the brewing industry during the late 19th century is also responsible for the rapid expansion of houses, primarily terraces, across the HUCA during that period (HCT 'Suburb – Terraces' on map 32). The terraced houses were principally constructed along purpose built streets, the longest of which were aligned north-east/south-west. The development of terraced houses tended to be piecemeal in nature; plots of land often being bought by speculators. The piecemeal development is observable in the houses themselves in the variety of architectural detailing employed. However, this architectural detailing has been lost on many of the houses through the rendering/painting of facades. To the north (along Sydney Street) larger houses are present suggesting greater social diversity within the HUCA during the late 19th century. Large semi detached houses were constructed further north in the early 20th century along Eton Road; continuing the suburban expansion northwards. Associated with this expansion was the creation of the recreation ground during this period; the largest area of open space within the HUCA (HCT 'Municipal Park' on map 32).

The rapid expansion of the HUCA during the late 19th and early 20th centuries also necessitated the provision of services. These included the extant Lansdown Infants School which still survives on Goodman Street and which was constructed in 1881³⁹³. Religion was considered a necessity to guide the lives of the inhabitants; this was provided with the building of a Methodist Chapel on Sydney Street in 1897 (which still survives) and the first St Chad's Church on Hunter Street in 1883³⁹⁴. The latter was converted to a church hall upon

the completion of the Grade I St Chad's church, standing adjacent, in 1910³⁹⁵. St. Chad's Church was built in a Gothic style to the design of the architect G. F. Bodley (although it was completed after Bodley's death by Cecil Hare). A vicarage was also constructed to the north of the second St Chad's Church, probably circa 1905³⁹⁶.

Suburban expansion appears to have slowed down within the HUCA during the mid 20th century, but further houses were built on new roads to the far north during the late 20th and early 21st centuries (map 13).

To the south of the HUCA lie two industrial complexes, both probably originating in the mid 19th century; the one is a large malt house. This industry was probably attracted to the area by its proximity to the main line railway between Birmingham and Derby, which lies around 175m to the south (HCT 'Industrial' on map 32). A branch line, opened by the North Staffordshire Railway Company, between Burton and Tutbury in 1848 also once crossed through the HUCA until its closure in 1968 (cf. map 32)³⁹⁷. The site of the Horninglow Station, which served the branch line, also lies within the HUCA. The station was extant in 1985, but was subsequently redeveloped for housing³⁹⁸.

The Derby Road, which crosses through the HUCA on a roughly north-east to south-west alignment, follows the line of the Roman road (Ryknild Street)³⁹⁹ (cf. 2.2).

4.15.2 Heritage values

<p>Evidential value: The HUCA lies beyond the historic core of Burton in an area that had formed part of the agricultural economy from at least the medieval period. The only earlier feature is the Roman road and there is the potential for archaeological deposits to survive associated with it. There is also the potential for historic buildings to retain information which would improve our understanding of Burton's economic and social history as was shown with the building recording of Hunter's Lodge.</p>	<p>Low</p>
<p>Historical value: There are numerous legible heritage assets within the HUCA, which relate to the rapid suburban expansion of Burton in the late 19th and early 20th century which is undoubtedly linked to the success of the brewing industry. This suburban expansion, comprised principally of late 19th century terraced houses, is closely associated with the construction of the Grade I listed church, the Methodist Chapel and the school. The extant malt house is also testimony to the importance of this industry to Burton's history.</p>	<p>Medium</p>
<p>Aesthetic value: The historic character of the HUCA relates to suburban development over the course of a century from the late 19th through to the early 21st century. The integrity of the earlier phases, of late 19th century/early 20th century date, has largely been preserved although there has been some redevelopment of individual sites (Hunters' Lodge for example). There has also been some loss of character among the terraced houses from alterations to the facades. The importance of St Chad's church to our national heritage has been acknowledged in its Grade I listed status.</p>	<p>High</p>
<p>Communal value: The HUCA is principally comprised of domestic dwellings and from a heritage perspective its value is low.</p>	<p>Low</p>

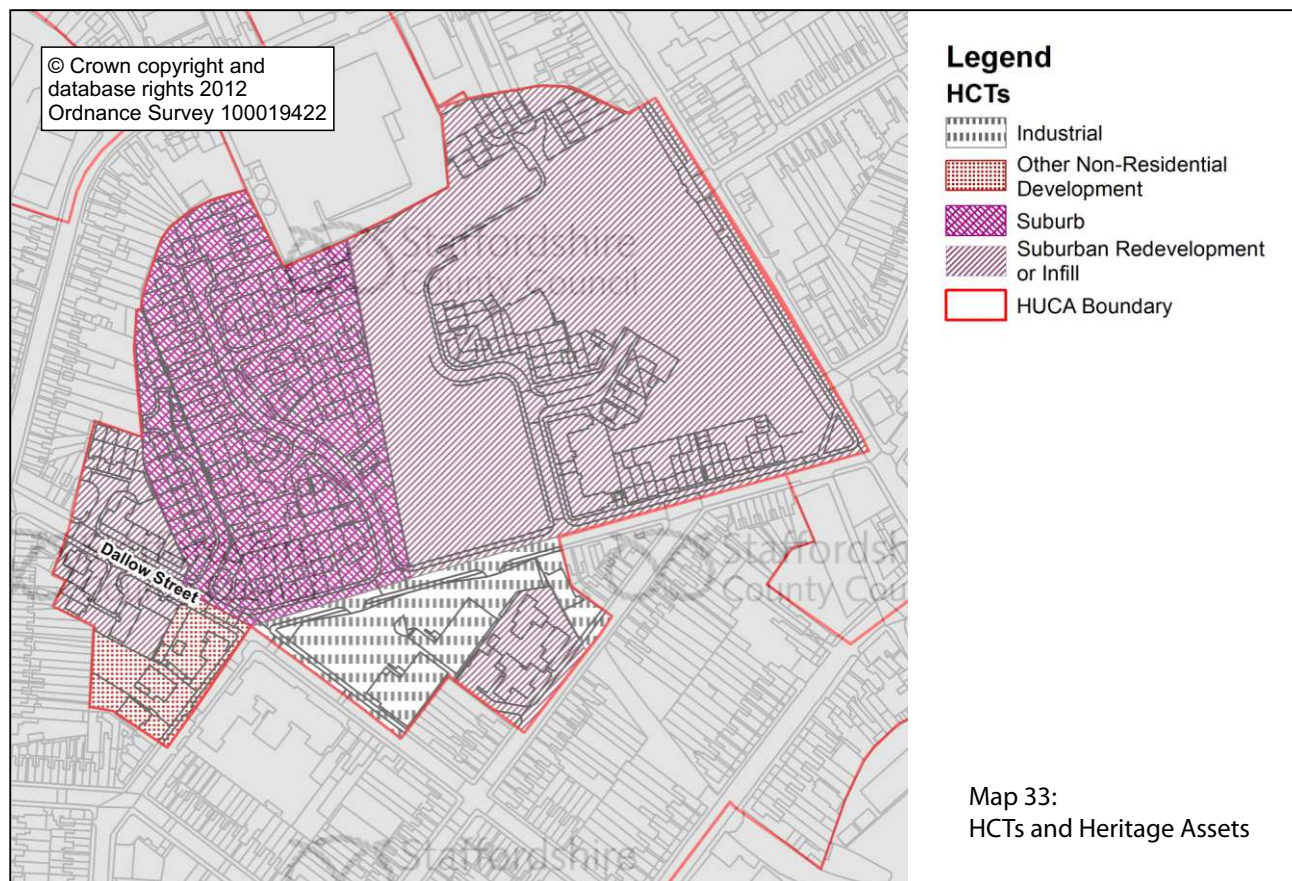
4.15.3 Recommendations

The heritage significance and values have highlighted the importance of the HUCA, incorporating early suburban expansion, to Burton's local historic character.

- ◆ Where alterations or changes are proposed to Listed building the applicant should consult with East Staffordshire Borough Planning Delivery team in the first instance. All of the designated heritage assets and their settings are covered under para. 132 of NPPF⁴⁰⁰.
- ◆ Locally important undesignated historic buildings could be considered for local listing in line with the recent English Heritage guidance document entitled 'Good Practice for local heritage listing' (2012)⁴⁰¹.

- ◆ 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)⁴⁰².
- ◆ Overall there is a low potential for below ground archaeological deposits to survive within the HUCA. However, further research may alter our understanding of this potential and where development may be deemed to result in the loss of heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance. This is supported in para. 141 of NPPF⁴⁰³.

4.16 HUCA 16: Dallow Street



4.16.1 Statement of heritage significance and built character

The HUCA comprises late 20th and early 21st century development; principally housing (cf. map 33). Much of this relates to the redevelopment of earlier sites of both housing and industry (cf. HCT 'Suburban Redevelopment and/or Infill' on map 33). The area to the west was constructed upon the site of terraced houses which had formed part of Burton's wider expansion during the late 19th century (cf. map 12). The eastern portion of the HUCA had formed an extensive area of allotment gardens at that time, but in the early 20th century an 'Enamelled Tile and Iron Works' as well as a Corporation Depot were established on part of this land. Two large industrial buildings to the south of the HUCA (HCT 'Industrial' on map 33) date to the late 20th century, but were established on the site of the late 19th century 'Midland Brewery' which was disused by 1901⁴⁰⁴.

It is likely that by at least the medieval period the HUCA had formed part of an extensive area of common pasture, which by the late 18th century was known as Horninglow Great Moor (cf. map 7)⁴⁰⁵. This may be the area of land known as the 'great moor of Burton' recorded in 1298⁴⁰⁶. By the late 18th century much of the moor within the HUCA had been assarted (enclosed into small fields) a process which may have begun in the post medieval period (cf. HCT 'Small Assarts' on map 9). The remainder of the moor was enclosed following an Act of Parliament passed in 1773 (cf. 2.6.3; HCT 'Planned Enclosure' on map 10).

4.16.2 Heritage values

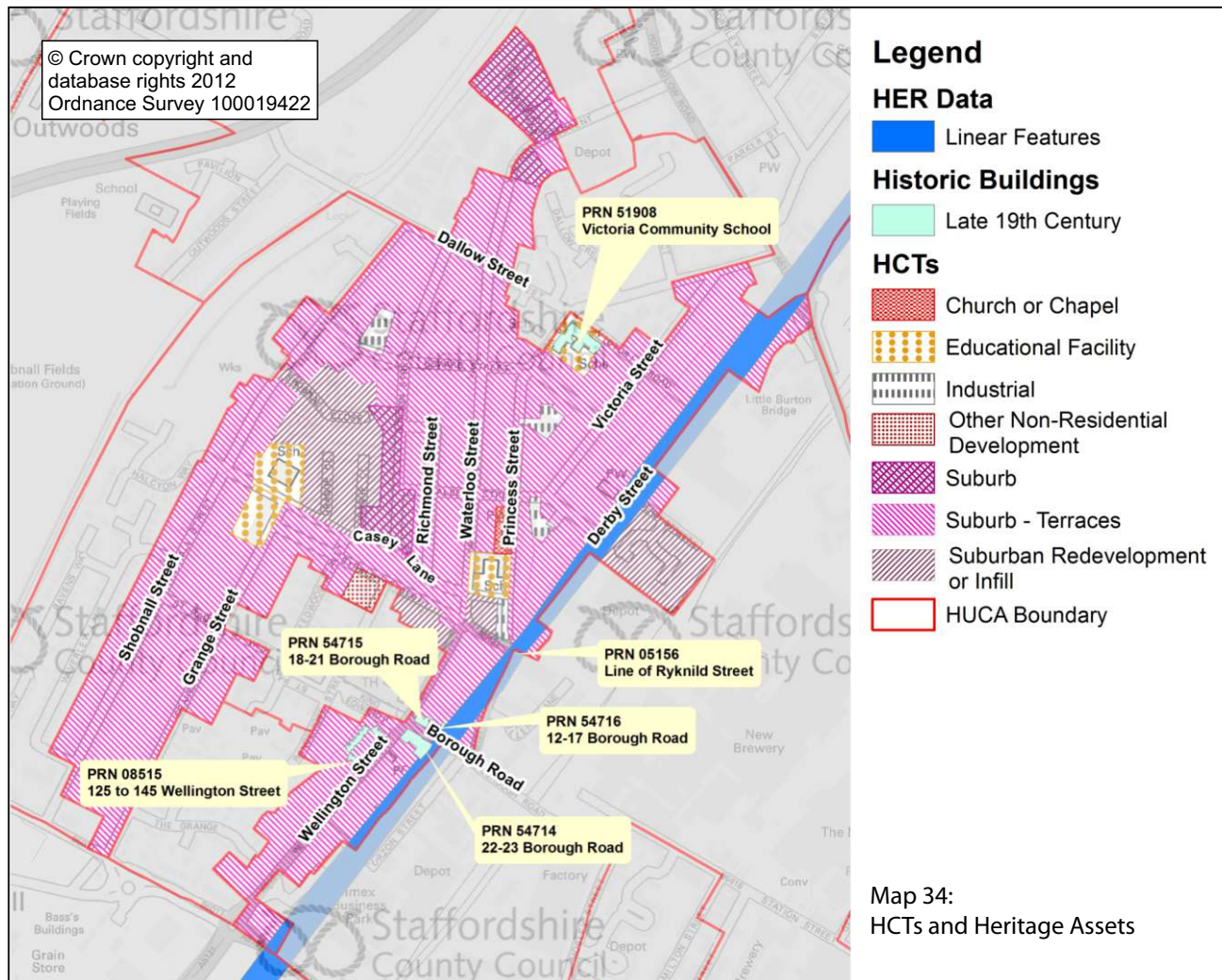
Evidential value: The HUCA lies beyond the historic core of Burton in an area which is likely to have formed part of the pastoral economy of the area from at least the medieval period. Little further is currently known about the history of this area and subsequent development is likely to have impacted upon the survival of any potential archaeology.	Low
Historical value: There are no known legible heritage assets lying within the HUCA.	Low
Aesthetic value: The character of the HUCA is dominated by late 20th and early 21st century residential development	Low
Communal value: The HUCA is principally comprised of domestic dwellings and from a heritage perspective its value is low.	Low

4.16.3 Recommendations

The heritage significance and values has identified that there is little of historic interest within the HUCA.

- ◆ Overall there is a low potential for below ground archaeological deposits to survive within the HUCA. However, further research may alter our understanding of this potential and where development may be deemed to result in the loss of heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance. This is supported in para. 141 of NPPF⁴⁰⁷.

4.17 HUCA 17: Between Shobnall Street and Derby Street



4.17.1 Statement of heritage significance and built character

The HUCA is dominated by 19th century suburban expansion and associated services. Within this area, however, there has been some late 20th and early 21st century redevelopment (cf. map 13).

The earliest settlement occurred in the mid 19th century along the north side of Derby Street, the south side of Waterloo Street and either side of Wellington Street (HCT 'Suburb – Terraces' on map 34; also maps 11 and 13). The majority of these terraced houses survive within the townscape, although many of those in Derby Street and the north end of Wellington Street have been converted into shops with modern shop fronts inserted at ground floor level. What appear to be purpose built late 19th century shops survive in Borough Road; the latter being an extension of Station Street, one of the principal roads of the town (cf. map 34)⁴⁰⁸. The importance of Borough Road to the history and character of Burton has been acknowledged in its designation as part of the Station Street/Borough Road Conservation Area (cf. map 15)⁴⁰⁹.

The piecemeal nature of development in the 19th century means that later properties are also present along these roads; there are early 20th century semi detached properties on the south side of Wellington Street for example. This reflects the history of suburban development in the HUCA; the land on which Wellington Street was laid out belonged to the town. This was made available in the 1850s and was presumably purchased by speculative developers⁴¹⁰. As Burton's economy continued to grow during the 19th century so the development of houses rapidly expanded. Further land had been made available, by means currently unknown, by the 1880s and the remaining streets within the HUCA were constructed. The character of these streets is distinctive in their straight configuration and the fact that most are aligned north-east to south-west (cf. map 12). These terraced houses were also built by speculators; the piecemeal nature of the development is observable in the streetscene and in the variety of their architectural detailing. The survival of the historic character of the terraced houses varies across the HUCA; there has been greater loss in Derby Street for instance as noted above, but in the Richmond Street area it is still clearly legible. The greatest loss of character has, however, occurred in the area now known as Shobnall Close (HCTs 'Suburban Redevelopment or Infill' and 'Education Facility' on map 34). The houses and school in this area date to the late 20th century and replace four short streets of late 19th century terraced houses.

The rapid residential development during the late 19th century also required the construction of schools and churches to serve the new community. Three late 19th century schools are extant within the HUCA; Victoria Community Primary School, Victoria Street (built 1874)⁴¹¹; what is currently the School of Art (2012) between Waterloo Street and Princess Street and the school building on the

south side of Casey Lane (cf. HCT 'Education Facility' on map 34; also map 12). St Margaret's Church and Sunday School existed by 1901, but was demolished as part of the Shobnall Close development in the late 20th century. Two non-conformist chapels also stood in Victoria Street and Derby Street, but both have been demolished. There are two extant churches within the HUCA, one replacing the Baptist Chapel on Derby Street and the other standing on Princess Street (latter represented by HCT 'Church or Chapel' on map 34); both date to the late 20th century. A purpose built inn, 200 Waterloo Street, also survives among the terraced houses; other examples appear to have been demolished.

A Grade II listed almshouse stands on the corner of Wellington Street and King Edward Place⁴¹². It was built in a Gothic style during the early 1870s; it has three blocks set around three sides of a grassed forecourt. It forms part of the King Edward Place Conservation Area (cf. map 34 and map 15)⁴¹³.

There is little evidence of industrial development within the HUCA, although one or two small late 19th century complexes survive within the area of terraced houses. The origins and functions of these buildings are currently unknown. On the southern side of Derby Street a small housing estate was developed in the early 21st century adjacent to the mainline railway between Birmingham and Derby (HCT 'Suburban Redevelopment and Infill'). The site also lies adjacent to industrial sites to the north and south (within HUCA 11). The historical analysis of this site shows that the houses were built upon part of the site of the late 19th century Black Eagle Brewery (marked as disused by 1901).

Derby Street follows the line of a Roman road (Ryknild Street)⁴¹⁴ (cf. 2.2). The earlier historical development of the HUCA suggests that both common pasture and open fields existed by at least the medieval period (cf. 2.4.5 and HCTs

'Unenclosed Land' and 'Open Fields' on map 7). The open fields were probably enclosed incrementally during the post medieval period (cf. 2.5.2 and HCT 'Piecemeal Enclosure' on map 9). By the late 18th century much of the moor within the HUCA had been assarted (enclosed into small fields) a process which may have begun in the post medieval period (cf. HCT 'Small Assarts' on map 9). The remainder of the moor was enclosed following an Act of Parliament passed in 1773 (cf. 2.6.3; HCT 'Planned Enclosure' on map 10).

4.17.2 Heritage values

<p>Evidential value: The HUCA lies beyond the historic core of Burton in an area that had formed part of the agricultural economy from at least the medieval period. The only known earlier feature is the Roman road, and there remains the potential for archaeological deposits to survive associated with it. There is also the potential for historic buildings to retain information which would improve our understanding of Burton's economic and social history</p>	<p>Low</p>
<p>Historical value: The HUCA is dominated by legible heritage assets within the HUCA, in the form of historic domestic buildings which relate to the rapid suburban expansion of Burton in the mid and late 19th century. This expansion is undoubtedly linked to the success of the brewing industry. This suburban expansion, comprised principally of late 19th century terraced houses, is closely associated with the construction of the three extant schools and the Grade II listed almshouse.</p>	<p>High</p>
<p>Aesthetic value: The legibility of the historic character of the HUCA is mostly well preserved with the survival of the street of terraced houses. There has been some small-scale redevelopment and some individual historic properties have been altered. The historic character is particularly well preserved among the terraced houses around Richmond Street; these areas make an important contribution to the sense of place. The significance of parts of this townscape to the history and character of Burton has been acknowledged in their incorporation into the two Conservation Areas.</p>	<p>High</p>
<p>Communal value: The HUCA is principally comprised of domestic dwellings and from a heritage perspective its value is low.</p>	<p>Low</p>

⁴¹⁵ Department for Communities and Local Government 2012. Web: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf>

⁴¹⁶ English Heritage 2012: <http://www.helm.org.uk/>

⁴¹⁷ Department for Communities and Local Government 2012. Web: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf>

⁴¹⁸ Ibid.

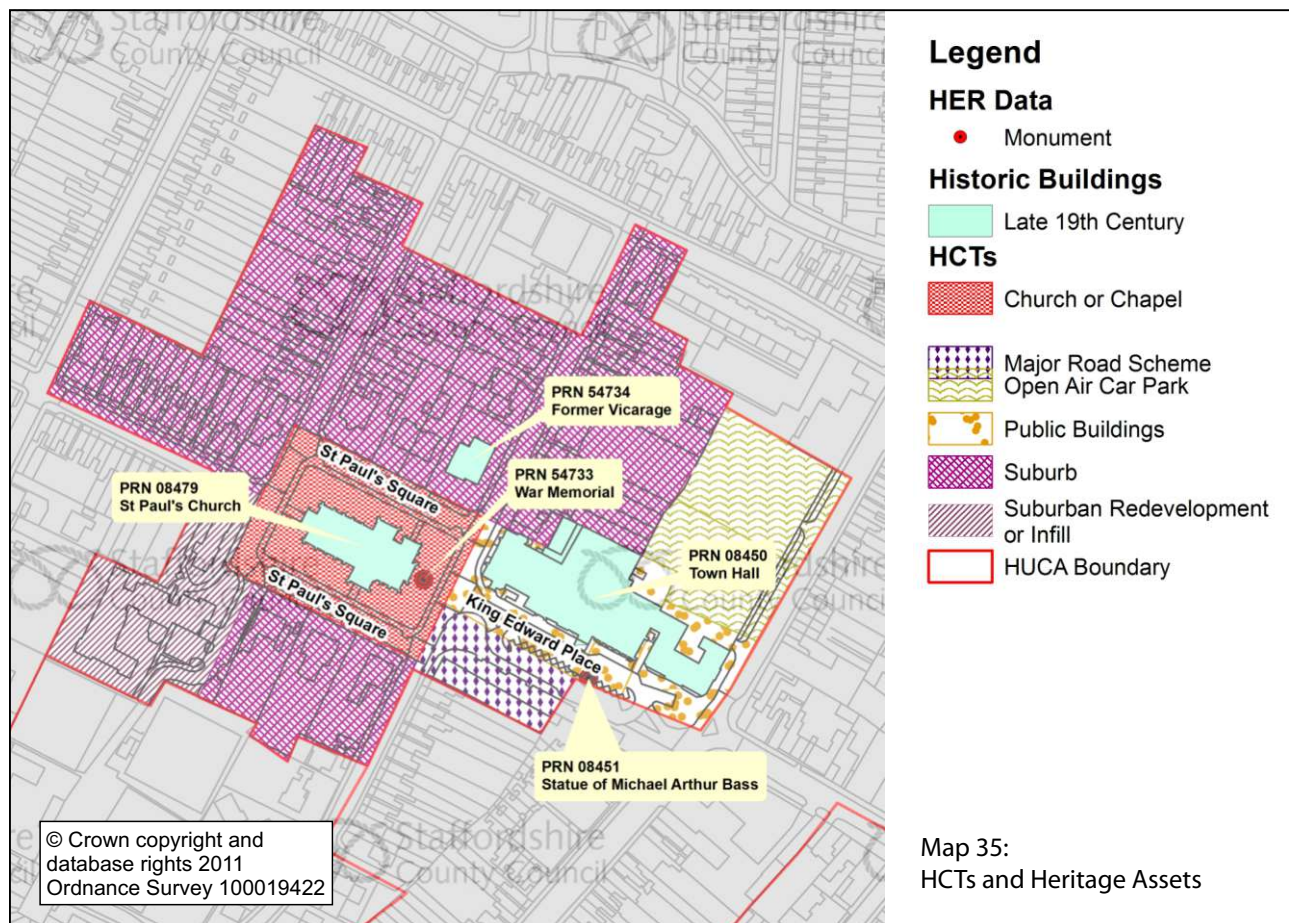
⁴¹⁹ Ibid.

4.17.3 Recommendations

The heritage significance and values have identified the importance of the historic environment to Burton's local character and sense of place.

- ◆ Where alterations or changes are proposed to the Listed building, or to buildings within either of the Conservation Areas, the applicant should consult with East Staffordshire Borough Planning Delivery team in the first instance. All of the designated heritage assets and their settings are covered under para. 132 of NPPF⁴¹⁵.
- ◆ An historic and architectural survey of the late 19th century suburbs would enhance our understanding of the history and development of this area and the significance and relationship of what survives. This could inform the potential for further designation of heritage assets including the formation of, or extension of an existing, Conservation Area where appropriate to secure historic character of the area for the local inhabitants, visitors and future generations. Locally important buildings could be considered for local listing in line with the recent English Heritage guidance document entitled 'Good Practice for local heritage listing' (2012)⁴¹⁶.
- ◆ 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 two 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)⁴¹⁷.
- ◆ The heritage assets could make a positive contribution to economic regeneration of the town. In particular the promotion of the re-use of historic buildings to contribute to sustainable development is recommended (paras. 126 and 131 of NPPF). High quality design which is sympathetic to the historic built fabric is the key to retaining the local character of the area as identified in Bullet Point 4 of para. 17 (Core planning principles) and Bullet Point 4 of para. 58 in NPPF⁴¹⁸.
- ◆ Overall there is a low potential for below ground archaeological deposits to survive within the HUCA. However, further research may alter our understanding of this potential and where development may be deemed to result in the loss of heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance. This is supported in para. 141 of NPPF⁴¹⁹.

4.18 HUCA 18: St Paul's Square and King Edward's Place



4.18.1 Statement of heritage significance and built character

The importance of this HUCA to the history and character of Burton's townscape has been acknowledged in the incorporation of the majority of it into the King Edward Place Conservation Area (map 15)⁴²⁰. The historic character is dominated by late 19th century buildings; principally large domestic properties, but also a church and the town hall (HCTs 'Suburb', 'Church or Chapel' and 'Public Buildings' on map 35). It is also closely associated with the economic success of the brewing industry during this period and testament to the growing influence of the town's principal brewing families. Michael Thomas Bass (1799-1884) commissioned the construction of the listed church and St Paul's Institute; the latter was presented to the town for use as a town hall by his son, Michael Arthur Bass (1837-1909) Lord Burton (1st Baron Burton)⁴²¹. The latter's contribution to this townscape was acknowledged with the erection of the Grade II listed statute of him in the centre of King Edward's Place in 1911⁴²².

The late 19th century street pattern was planned around the Grade II* listed St Paul's Church which forms the focus of the Square (cf. plate 15)⁴²³. The building was constructed in 1874 in a geometrical style to the design of J. M. Teale and Sir Edward Beckett (later Lord Grimthorpe)⁴²⁴. The former vicarage, probably contemporary in date, stands to the north east and was given to the church in 1875 by Michael Thomas Bass⁴²⁵. The Conservation Area Appraisal identified that

the vicarage was constructed of similar stone as the church, although the former is in a gothic style, thus strengthening the historic link between the two buildings⁴²⁶.



Plate 15: St Paul's Church

The earliest portion of the Grade II listed Town Hall was commissioned by Michael Thomas Bass in 1878, although it was originally built as an Institute and Liberal Club (plate 16)⁴²⁷. It was built in a gothic style to a design by the local architect Reginald Churchill⁴²⁸. Bass' son, Michael Arthur (Lord Burton) conveyed the building to the town corporation as the town hall in 1892 and funded the first extension, also designed by Reginald Churchill. The final phase of development at the Town Hall (the most southerly elevation fronting onto King Edward's Place) was built in 1939 in an Art Deco style to the design of the Borough Surveyor George Moncur⁴²⁹. The complex now dominates King Edward's Place; this was facilitated in 1906 when the original street (known as St Paul's Street) was widened with

the demolition of late 19th century houses on its southern side (cf. HCT 'Major Road Scheme' on map 35). The site of the houses has been landscaped to form an integral part of the streetscene⁴³⁰.

The remainder of the HUCA comprises large detached and semi-detached houses which both line St Paul's Square and the short straight streets leading of it (HCT 'Suburb' on map 35). A late 20th century apartment block stands to the south east of the church on St Paul's Square (HCT 'Suburban Redevelopment or Infill on map 35). The road serving this property was constructed upon the site of a late 19th century property, which by 1901 was being used as an Institute, presumably to replace St Paul's Institute which was by then in use as the Town Hall.

The earlier history of the HUCA reveals that it had mostly formed part of an open field system by at least the medieval period (cf. 2.4.5; map 7). The eastern portion, however,



Plate 16: Town Hall

formed part of a large area of common pasture, probably also present by the medieval period (cf. HCT 'Unenclosed Land' on map 35). The open fields had probably been enclosed by the post medieval period (cf. 2.5.2), but the common pasture was probably not enclosed until the late 18th/early 19th century (cf. 2.6.3).

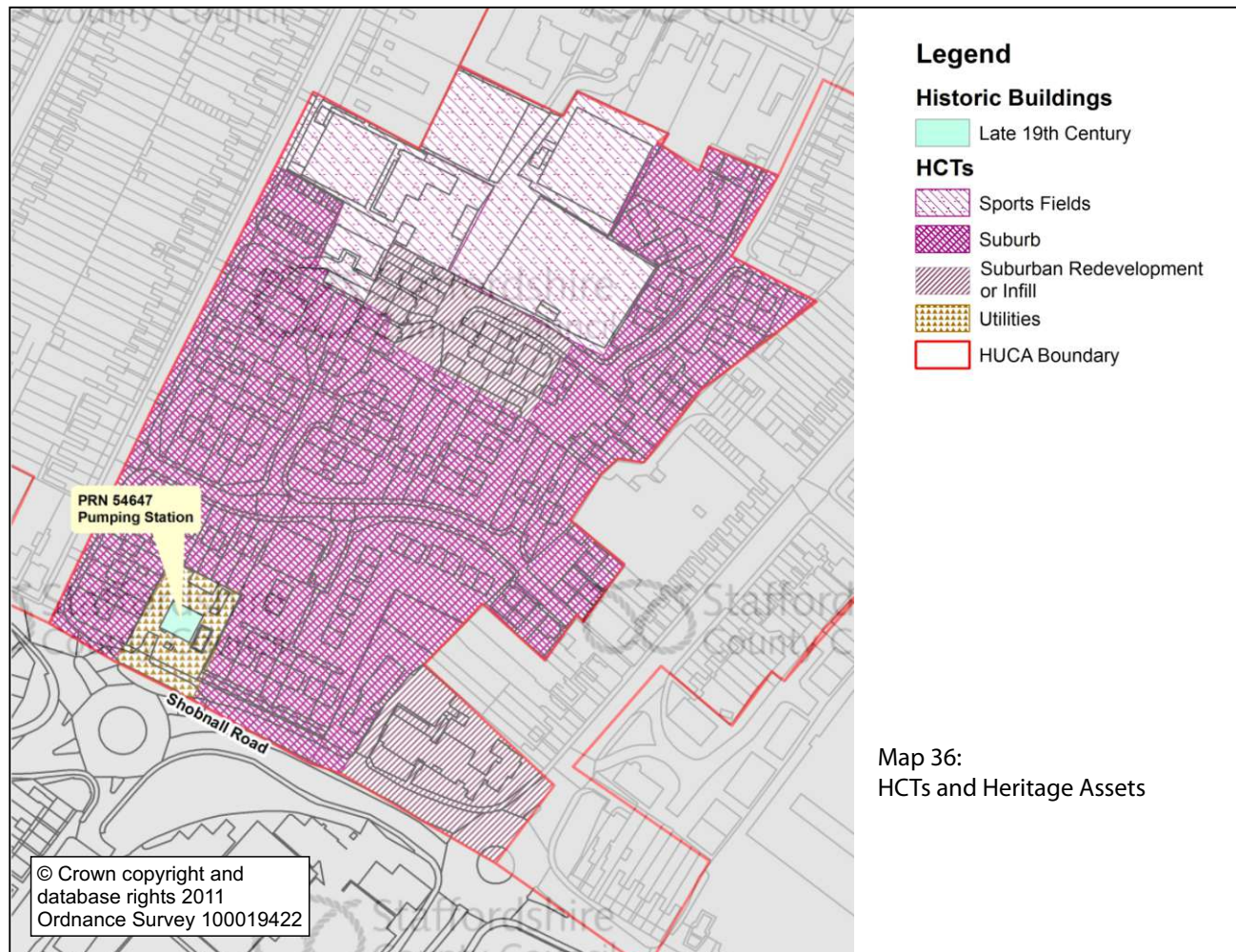
4.18.2 Heritage values

<p>Evidential value: The HUCA lies beyond the historic core of Burton in an area that had formed part of the agricultural economy from at least the medieval period. There is also the potential for historic buildings to retain information which would improve our understanding of Burton's economic and social history</p>	<p>Low</p>
<p>Historical value: The HUCA is dominated by legible heritage assets in the form of the historic buildings and the street pattern. This includes two listed buildings which form the focus of this part of Burton's townscape. The key buildings are closely associated with the history of the brewing industry; the increasing influence of the leading brewery families in their ability to shape the townscape is a particularly notable feature of the HUCA. This relationship is emphasised by the Grade II listed statue of Michael Bass in King Edward's Place.</p>	<p>High</p>
<p>Aesthetic value: The legibility of the historic character of the HUCA is well preserved, despite some late 20th century alterations. The historic character is dominated by domestic, religious and civic buildings. The Grade II* church and Grade II listed Town Hall are important focal points within the wider townscape. The importance of this townscape to the history and character of Burton has been acknowledged in the designation of the King Edward Place Conservation Area.</p>	<p>High</p>
<p>Communal value: The Town Hall and St Paul's Church are to extent public buildings, which allow the community and visitors to interact with the heritage assets. The HUCA also plays a significant role in understanding the social and economic history of Burton and in particular the influence of the brewery families in the 19th century. Its role in Burton's history could, therefore, be further promoted through interpretation and/or presentation. The Town Hall is still owned by the borough but no longer functions as a Town Hall.</p>	<p>Medium</p>

4.18.3 Recommendations

- ◆ Where alterations or changes are proposed to the listed buildings and structures, or to undesignated historic buildings within the Conservation Area, the applicant should refer to the King Edward Place Conservation Area Appraisal and consult with East Staffordshire Borough Planning Delivery team in the first instance⁴³¹. All of the designated heritage assets and their settings are covered under para. 132 of NPPF⁴³².
- ◆ 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)⁴³³.
- ◆ Locally important undesignated historic buildings could be considered for local listing in line with the recent English Heritage guidance document entitled '*Good Practice for local heritage listing*' (2012)⁴³⁴.
- ◆ 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*' document⁴³⁵.
- ◆ Overall there is a low potential for below ground archaeological deposits to survive within the HUCA. However, further research may alter our understanding of this potential and where development may be deemed to result in the loss of heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance. This is supported in para. 141 of NPPF⁴³⁶.

4.19 HUCA 19: The Grange



4.19.1 Statement of heritage significance and built character

The HUCA is dominated by housing of late 20th century date, although a number of earlier buildings do survive. The former principally comprise semi-detached houses located within purpose-built cul-de-sacs. The majority were built upon fields, but a number were built upon the site of earlier properties (HCT 'Suburban Redevelopment or Infill' on map 36). The HCT 'Sports Fields' to the north of the HUCA on map 36 were established in the mid 20th century and were extended in the late 20th century when 'The Grange' was demolished.

The earliest phase of development within the HUCA appears to be the establishment of a farmstead, known as 'The Grange' by at least the mid 19th century (HCT 'Detached Property' on map 11)⁴³⁷. An extant house on Shobnall Road, currently (2012) used as a Scout HQ, also dates to at least the mid 19th century. The latter is the earliest known extant building within the HUCA. Further north along Shobnall Road is a late 19th century pumping station. The houses which were constructed on the Shobnall Road in the mid 19th century were large detached properties probably representing the establishment of middle class families, represented by professionals and business owners, in areas located at a commutable distance from the town.

The earlier historical development of the HUCA reveals that it had mostly formed part an open field system since at least the medieval period; this was enclosed incrementally during the post medieval period (cf. 2.4.5 and 2.5.2; maps 7 and 9).

4.19.2 Heritage values

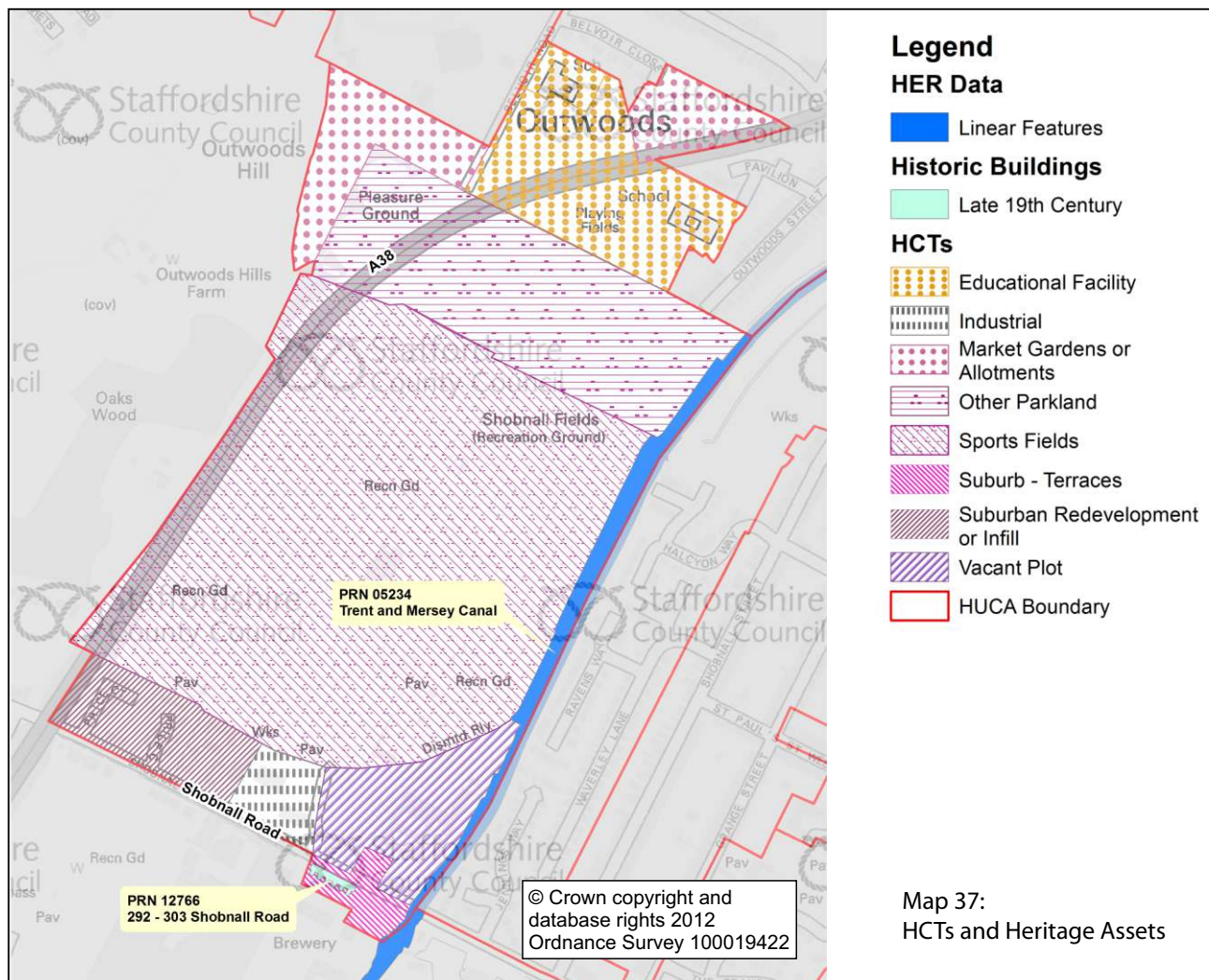
Evidential value: The HUCA lies beyond the historic core of Burton in an area that had formed part of the agricultural economy from at least the medieval period.	Low
Historical value: There are two legible heritage assets within the HUCA; both historic buildings. The house on Shobnall Road has seen some alteration; but the pumping station is well preserved.	Medium
Aesthetic value: The character of the HUCA is dominated by late 20th century houses, although the historic buildings contribute to the sense of place of the wider townscape.	Low
Communal value: The HUCA is principally comprised of domestic dwellings and from a heritage perspective its value is low.	Low

4.19.3 Recommendations

The heritage significance and values reveal that the character is dominated by late 20th century housing although two historic buildings make a positive contribution to the overall townscape.

- ◆ Locally important undesignated historic buildings could be considered for local listing in line with the recent English Heritage guidance document entitled 'Good Practice for local heritage listing' (2012)⁴³⁸.
- ◆ 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)⁴³⁹.
- ◆ Overall there is a low potential for below ground archaeological deposits to survive within the HUCA. However, further research may alter our understanding of this potential and where development may be deemed to result in the loss of heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance. This is supported in para. 141 of NPPF⁴⁴⁰.

4.20 HUCA 20: Shobnall Fields



4.20.1 Statement of heritage significance and built character

The HUCA is principally dominated by public open space; the majority of buildings being mostly located to the south along Shobnall Road (cf. map 37). The open land comprises the remains of the Outwood Pleasure Grounds which were opened in 1883 to the north of the HUCA (cf. HCT 'Other Parkland' on map 37; also map 12). It had presumably been established, in a rural setting, for the benefit of the inhabitants of the expanding suburbs located to the south east (principally in HUCAs 15 and 17; cf. map 12). The original Pleasure Ground was bisected by the construction of the A38 in the 1960s and its historic character has largely been lost⁴⁴¹. However, by 1960 further farmland had been established as sports fields known as Shobnall Fields (cf. map 37)⁴⁴².

The allotment gardens to the north had been established by the mid 20th century, by which date Burton had considerably expanded with development to the north of the HUCA (cf. HUCAs 22 and 24). The school, which also lies in this area, was built in the late 20th century to serve the growing community (HCT 'Education Facility' on map 37).

The development along Shobnall Road dates to the late 19th century and is probably associated with the construction of the Albion Brewery in the early 1870s (lying beyond the EUS project area)⁴⁴³. The historic buildings which survive from the original brewery are Grade II listed. The history and character of the brewery is closely associated with the row of 12 Grade II listed worker's cottages, constructed circa 1875, by the owners of the brewery (cf. map 37)⁴⁴⁴. Further terraced houses were built adjacent to the brewery on both sides of the Shobnall Road in the late 19th and early 20th century; these properties may also be associated with the Albion Brewery, although further research would be required to verify this (HCT 'Suburb – Terraces' on map 37).

Whilst Albion Brewery lies beyond the EUS boundary, in the late 19th century it was not the only industrial site in the area. Four maltings had been constructed on Shobnall Road by the 1880s; these buildings were redeveloped for housing in the late 20th century (HCT 'Suburban Redevelopment or Infill' on map 37). The housing comprises semi-detached properties and apartment blocks. The extant industrial complex, built in the late 20th century, stands upon the site of a railway which had linked the malt houses to the London & North Western Railway (constructed in the 1880s)⁴⁴⁵. The latter is no longer discernible within the townscape, but the line of the connecting goods railway is still legible, where it is marked by trees, in the area of the HCT 'Vacant Plot' on map 37.

Transportation was of principal importance to the economy of Burton during 19th century, but the earliest line of communication which assisted this growth was the Trent & Mersey Canal which forms the south eastern boundary of the HUCA⁴⁴⁶. The canal was constructed by the canal engineers James Brindley and Hugh Henshall and opened in 1771 and continues to be an important feature of the townscape, which is recognised in its designation as a Conservation Area.

The history of the field system, which preceded the late 19th century changes, is currently poorly understood. The field pattern shown on historic maps of mostly straight boundaries suggests that it was enclosed in the late 18th/early 19th century by a surveyor (HCT 'Planned Enclosure' on map 10).

<p>Evidential value: The HUCA had been enclosed into fields probably by the early 19th century, but its history is otherwise obscure.</p>	<p>Low</p>
<p>Historical value: Legible heritage assets dominate along the Shobnall Road, but are largely absent across the remainder of the HUCA. They include the late 19th century terraced houses on either side of Shobnall Road; the Grade II listed workers' cottages are closely associated with the history of the adjacent Albion Brewery, whose contemporary historic buildings are also listed. Part of the line of a goods railway serving the site of the malt houses, north of Shobnall Road, is also partially legible.</p>	<p>Medium</p>

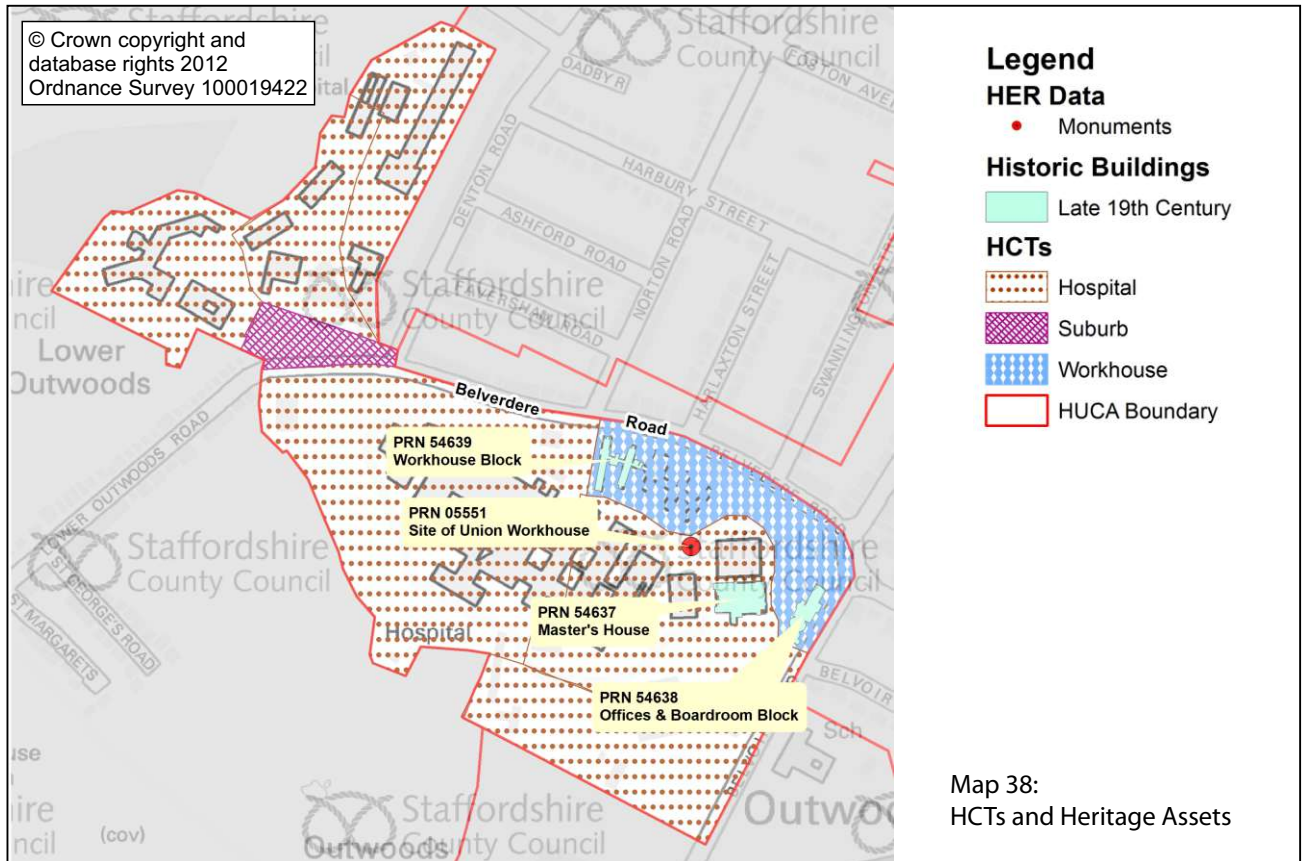
<p>Aesthetic value: The HUCA is dominated by an open character comprising sports fields, parkland, allotments and playing fields associated with the school; much of this character is of late 20th century date. However, along the Shobnall Road a built character predominates which principally comprises late 19th century terraced houses, including a row of 12 Grade II listed workers cottages. These, along with the adjacent Grade II listed buildings belonging to Albion Mill (beyond the EUS project area) make an important contribution to the historic character of the conservation area and wider townscape.</p>	<p>Medium</p>
<p>Communal value: The canal and its associated structures are important heritage assets which provide and promote public engagement. It is also an important feature of the tourist economy of the county. Its role in Burton's history could be further promoted through interpretation and/or presentation. There is little further opportunity for the public and visitors to engage with the heritage of the HUCA other than from the street. However, the Albion Mill and its associated cottages form part of Burton's 19th century industrial history. Consequently it should form part of any interpretation of this history for the community and visitors.</p>	<p>Medium</p>

4.20.3 Recommendations

The heritage significance and values has identified the importance of the historic buildings and the line of the disused railway to Burton's social and economic history.

- ◆ Where alterations or changes are proposed to the listed buildings and structures, or to undesignated historic buildings or structures within the Conservation Area, the applicant should consult with East Staffordshire Borough Planning Delivery team in the first instance. All of the designated heritage assets and their settings are covered under para. 132 of NPPF⁴⁴⁷.
- ◆ 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)⁴⁴⁸.
- ◆ It is recommended that the legibility of the goods railway been retained within any proposals for development on this site.
- ◆ Overall there is a low potential for below ground archaeological deposits to survive within the HUCA. However, further research may alter our understanding of this potential and where development may be deemed to result in the loss of heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance. This is supported in para. 141 of NPPF⁴⁴⁹.

4.21 HUCA 21: Belvedere Road



4.21.1 Statement of heritage significance and built character

The HUCA is dominated by a large-scale hospital development, known as Queen's Hospital, whose buildings mostly date to the late 20th century. The hospital is comprised of two sites within the HUCA; the largest is located to the south of Belvedere Road and the second, known as Outwoods, is located north of Lower Outwoods Road. Both of these sites originated in the late 19th century. Outwoods was the location of an isolation hospital in the 1890s, although only one of the original buildings appears to survive⁴⁵⁰.

The main hospital complex was developed upon the site of the Union Workhouse which had opened upon a green field site in 1884⁴⁵¹. Despite much redevelopment in the late 20th century when the site became a hospital, several of the original workhouse buildings survive; the manager's house, offices and one of the wings (cf. HUCA 21 map)⁴⁵². The workhouse had been designed in a Queen Anne style to the design of J. H. Morton of South Shields⁴⁵³. The historic buildings of the workhouse are contemporary with the earliest development in HUCA 22 and while not listed they do make an important contribution to the historic character of the area.

Prior to development in the late 19th century the HUCA had formed part of a field system which had been laid out by a surveyor following an Act of Parliament passed in 1773 (cf. HCT 'Planned Enclosure' on map 10). Before this enclosure, most of the land had formed part of an open field system in the medieval period (cf. 2.4.5 and map 7).

4.21.2 Heritage values

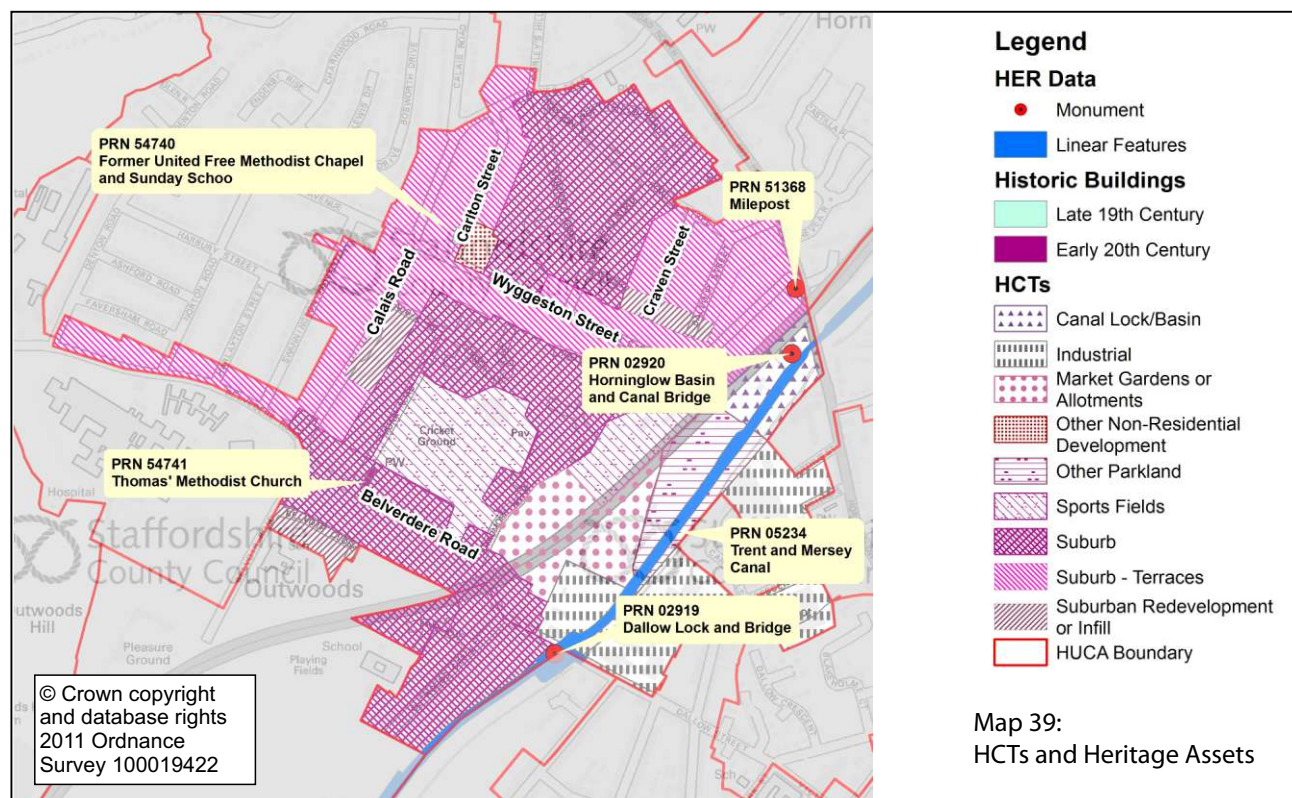
<p>Evidential value: The HUCA lies beyond the settlement core of both Burton and Horninglow in a landscape that had formed part of the agricultural economy from at least the medieval period until the late 19th century. The historic buildings relating to both the late 19th century isolation hospital and union workhouse may retain details in their architecture which could contribute to a greater understanding of the history and function of these institutions.</p>	<p>Medium</p>
<p>Historical value: The extant legible heritage assets comprise the historic buildings associated with both the union workhouse and isolation hospital. These buildings contribute to an understanding of Burton's social history from the late 19th century.</p>	<p>Medium</p>
<p>Aesthetic value: The character of the HUCA is dominated by the late 20th century hospital buildings, but the extant workhouse and isolations hospitals contribute to the local historic character of the wider townscape.</p>	<p>Medium</p>
<p>Communal value: The workhouse buildings can be appreciated from street-level. The site forms part of the history of Burton.</p>	<p>Low</p>

4.21.3 Recommendations

The heritage significance and values reveal that the extant historic buildings continue to contribute to the local character and Burton's social history.

- ◆ 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)⁴⁵⁴.
- ◆ Locally important undesignated historic buildings could be considered for local listing in line with the recent English Heritage guidance document entitled 'Good Practice for local heritage listing' (2012)⁴⁵⁵.
- ◆ Whilst there is a low potential for below ground archaeological deposits to survive within the HUCA there is the potential for the historic buildings to contribute to a better understanding of the history of the poor law union. 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 dependent upon the location, extent and nature of any proposed development. This is supported in para. 141 of NPPF⁴⁵⁶.

4.22 HUCA 22: Wyggeston Street and Belvedere Road



4.22.1 Statement of heritage significance and built character

The majority of the HUCA had comprised part of the open field agricultural system, probably associated with Horninglow, by at least the medieval period (cf. 2.4.3 and map 7). These open fields were enclosed incrementally probably during the post medieval period (cf. 2.5.2). The south eastern portion had likely formed part of Horninglow Great Moor by the late 18th century, but could be of at least medieval origin (cf. HCT 'Unenclosed Land' on map 7)⁴⁵⁷. This may be the area of land known as the 'great moor of Burton' recorded in 1298⁴⁵⁸. The remainder of the moor was enclosed following an Act of Parliament passed in 1773 (cf. 2.6.3; HCT 'Planned Enclosure' on map 10).

The Trent and Mersey Canal was constructed through this rural landscape during the late 18th century by the canal engineers James Brindley and Hugh Henshall; the canal continues to be an integral component of the townscape today⁴⁵⁹. Its importance to the history and character of Staffordshire has been acknowledged in its designation as a Conservation Area (cf. map 15).

The earliest development within the HUCA occurred in the 1880s when land owned by Wyggeston Hospital in Leicester was released for development (cf. map 12)⁴⁶⁰. The streets which were laid out are characteristic of the period in the straight lines they form within the townscape (Wyggeston Street, Calais Road and Carlton Street). The properties are principally terraced houses, which were probably developed by speculators; the piecemeal nature of their development visible in their differing architectural detailing reflecting the individual builders

⁴⁶¹ Staffordshire HER: PRN 54740; Tringham 2003: 188

⁴⁶² Staffordshire HER: PRN 54741; Tringham 2003: 188

⁴⁶³ Tringham 2003: 178

⁴⁶⁴ Miller 2010: 1 - The movement was initiated in the late 19th century by Ebenezer Howard who sought to improve the housing and environment of working people believing that it would initiate a new civilisation.

responsible for their construction. There has been some loss to the historic character of individual properties within the HUCA where brick frontages have been covered (either painted or rendered) during the later 20th century. There has also been some infill development during the late 20th century particularly along Wyggeston Street. Associated with this initial suburban expansion is the construction of a late 19th century former Methodist Chapel on Carlton Street⁴⁶¹. There is further late 19th century development in Outwoods Street, to the south of the HUCA which is mostly comprised of large semi-detached properties.

Suburban development expanded in the early 20th century; further terraced houses on straight roads were constructed along the north side of Belvedere Road (opposite the former workhouse cf. HUCA 21) to the south west, and Craven Street and Balfour Street to the north east. Large semi-detached houses, of early 20th century date line the south eastern portion of Belvedere Road. An extant Methodist Chapel was built to serve this community in 1907⁴⁶². The housing growth during the early 20th century was complemented by the development of the cricket ground and the allotment gardens (cf. HCTs 'Sports Field' and 'Market Gardens or Allotments' on map 39).

A large housing estate lying to the west of Carlton Street and to the east of Craven Street (HCT 'Suburb' on map 39) was built in the 1920s by the council⁴⁶³. These houses largely comprise pairs and short-terraces of four houses. They represent an evolution in housing development which occurred during the late 19th/early 20th century which was heavily influenced by the 'Garden City' Movement⁴⁶⁴.

The remaining fields within the HUCA were developed with housing and associated sports fields or parkland during the late 20th century.

4.22.2 Heritage values

<p>Evidential value: The HUCA lies beyond the settlement core of both Burton and Horninglow in a landscape that had formed part of the agricultural economy by at least the medieval period.</p>	<p>Low</p>
<p>Historical value: The legible heritage assets comprise the range of suburban houses and the associated street patterns dating from the late 19th to late 20th century. The architectural forms of the different building types across the HUCA reveal the social and economic history of suburban expansion in this area of Burton. The built environment reflects the social standing and aspirations of the original inhabitants of the HUCA in the surviving architectural forms.</p>	<p>Medium</p>
<p>Aesthetic value: The HUCA is characterised by suburban development and associated sports fields, allotments and chapels. The historic character of the HUCA makes a positive contribution to the local sense of place within the suburban areas of the town and provides an insight into the changing fashion in the built form of suburbs between the late 19th and the early/mid 20th century.</p>	<p>Medium</p>

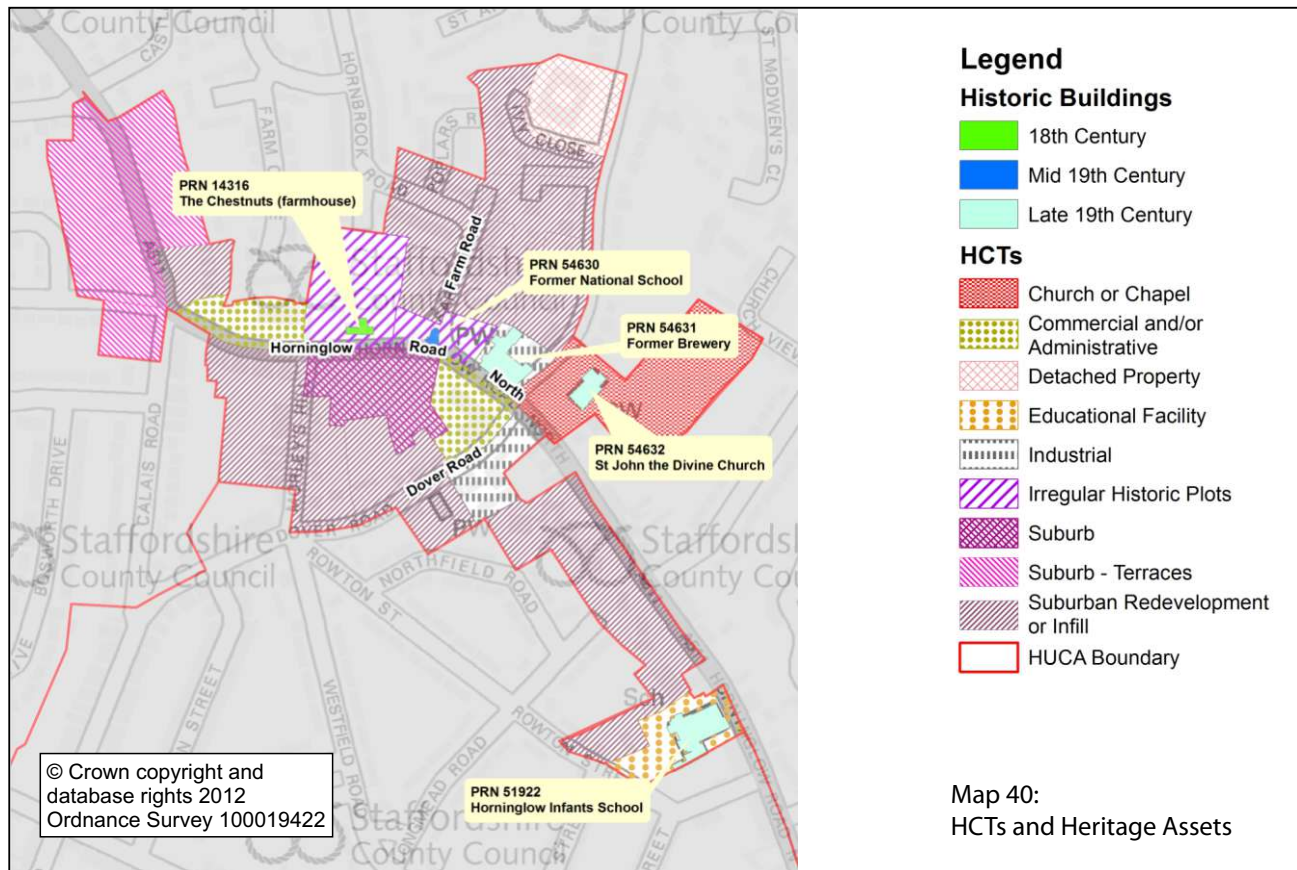
The Trent and Mersey also contributes to the local townscape and this is reflected in its designation as a Conservation Area.	
Communal value: The HUCA mostly comprises domestic dwellings and from a heritage perspective its value is limited.	Medium

4.22.3 Recommendations

The heritage significance and values have identified the historic character of the HUCA as being dominated by late 19th to mid 20th century suburban expansion which has included new roads and differing architectural philosophies. The Trent & Mersey Canal is also an important heritage asset within the wider landscape and for enabling public engagement.

- ◆ Where alterations or changes are within the Trent & Mersey Canal Conservation Area the applicant should consult with East Staffordshire Borough Planning Delivery team in the first instance. All designated heritage assets and their settings are covered under para. 132 of NPPF⁴⁶⁵.
- ◆ 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)⁴⁶⁶.
- ◆ Locally important undesignated historic buildings could be considered for local listing in line with the recent English Heritage guidance document entitled '*Good Practice for local heritage listing*' (2012)⁴⁶⁷.
- ◆ Overall there is a low potential for below ground archaeological deposits to survive within the HUCA. However, further research may alter our understanding of this potential and where development may be deemed to result in the loss of heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance. This is supported in para. 141 of NPPF⁴⁶⁸.
- ◆ 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 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*' document⁴⁶⁹.

4.23 HUCA 23: Horninglow Historic Core



4.23.1 Statement of heritage significance and built character

Horninglow originated as a settlement in at least the medieval period, surrounded by its own open fields (cf. 2.4.3 and HCTs 'Irregular Historic Plots' and 'Open Fields' on map 7). The focal point of the community appears to have been a green, which may have formed part of the earliest settlement (HCT 'Green' on map 7). By the late 18th century the settlement form comprised houses in long narrow plots to the south of Horninglow Road North and less regular development to the east of Farm Road⁴⁷⁰. At least five farm complexes mostly lying at the furthest points from the 'green' are also discernible (contained within HCT 'Irregular Historic Plots' on maps 7, 9 and 10)⁴⁷¹. Only one of these farm complexes, The Chestnuts, survives within the modern townscape (cf. HCT 'Irregular Historic Plots' on map 40). The farmhouse is a Grade II listed building and has been dated to the mid 18th century; the farm buildings also survive, but these were converted to domestic use in the early 21st century⁴⁷².

Nineteenth century properties appear to dominate the area identified as part of the historic settlement on Wyatt's map (1757) suggesting a period of redevelopment (HCTs 'Suburb' (south of Horninglow Road North). This may have been associated with the economic prosperity of the brewing industry in the wider area. The properties comprise red brick cottages and a public house. The area of the 'green' had also been developed by the mid 19th century with the creation of a road junction and the construction of the extant former National School in 1842⁴⁷³. To the

north of the HUCA the former farmstead 'The Poplars' was also constructed in the mid 19th century; the building has been converted and the farm buildings redeveloped (HCT 'Detached Property' on map 40).

The construction of St. John the Divine Church in 1866 may have encouraged further development beyond Horninglow's historic core in the late 19th century (HCT 'Church or Chapel' on map 40)⁴⁷⁴. This development included the terraced houses along Tutbury Road as well as large detached houses on Rolleston Road and short terraced houses on Dover Road; the latter being developed on the site of earlier property plots (HCTs 'Suburb – Terraces' and 'Suburban Redevelopment or Infill' on map 40). Terraced houses were also constructed along the western side of Horninglow Road North in the late 19th century, although these have since been redeveloped. They were probably contemporary with the extant Infants School lying to the far south of the HUCA, the earliest phase of which was built in 1876 (cf. 'Education Facility' on map 40)⁴⁷⁵. Further redevelopment of the earlier historic core was carried out in the early 20th century along Morley's Hill and the western end of Horninglow Road North (HCT 'Suburban Redevelopment or Infill' on map 40).

By the mid 20th century the fields around Horninglow had largely been built upon for residential purposes (cf. HUCA 22 and HUCA 24). During the late 20th century housing was mostly constructed on the site of earlier settlement or infilled any gaps within the streetscene. Nineteenth century terraced houses were replaced along the eastern side of Horninglow Road North with apartment blocks and on Tutbury Road with detached houses. The remainder of the late 20th century development occurred within the historic core of Horninglow replacing earlier cottages and farmsteads particularly to the north along Farm Road (HCT 'Suburban Redevelopment and Infill' on map 40).

A brewery was constructed, upon the site of earlier settlement within the historic core, in 1879 by John Marston & Sons Ltd which is extant within the townscape⁴⁷⁶. The site links Horninglow's economic history with that of Burton.

4.23.2 Heritage values

<p>Evidential value: The HUCA incorporates Horninglow's historic core which had at least medieval origins. Despite later phases of redevelopment there remains the potential for below ground archaeological remains to survive within the area associated with the development of this separate settlement.</p>	<p>Medium</p>
<p>Historical value: The legible heritage assets comprise the historic buildings which include the Grade II mid 18th century farmhouse and its associated farm buildings; as well as the historic street pattern. The apparent redevelopment of the settlement in the 19th century forms part of the wider social and economic history which owes so much to the brewing industry. The industry made a more immediate impact within the village in the late 19th century when the extant brewery buildings were constructed.</p>	<p>Medium</p>

<p>Aesthetic value: Much of the historic character of Horninglow as a separate settlement was lost during the redevelopment of the late 20th century. However, the survival of the historic properties along Horninglow Road North, the brick cottages, the former farmstead, church and two school buildings, are all testimony to its earlier history which can be appreciated by the community and future generations. The significance of the farmhouse to the history and character of Horninglow has been acknowledged in its Grade II listed status. The historic street pattern also contributes to the historic character of the HUCA.</p>	<p>Medium</p>
<p>Communal value: The history of Horninglow can be appreciated from street level and the church is a public place of worship. The interpretation and presentation of its history would be on benefit to the community and wider public.</p>	<p>Medium</p>

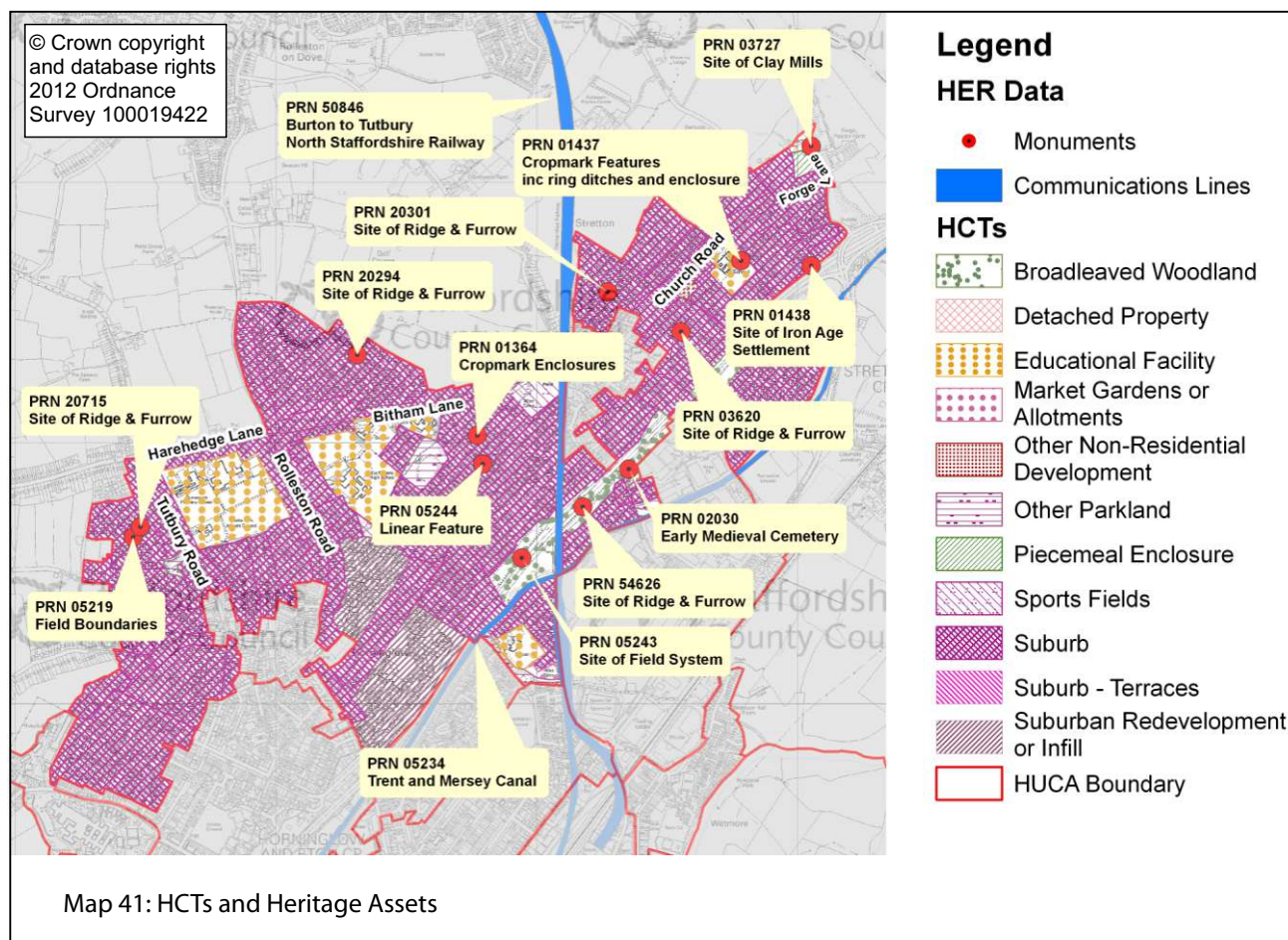
4.23.3 Recommendations

The heritage significance and values have revealed that despite some substantial redevelopment within the historic core during the late 20th century, the surviving historic buildings contribute to the local character and are testimony to Horninglow's origins as a distinct settlement.

- ◆ Where alterations or changes are proposed to the listed building the applicant should consult with East Staffordshire Borough Planning Delivery team in the first instance⁴⁷⁷. All of the designated heritage assets and their settings are covered under para. 132 of NPPF⁴⁷⁸.
- ◆ 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)⁴⁷⁹.
- ◆ Locally important undesignated historic buildings could be considered for local listing in line with the recent English Heritage guidance document entitled 'Good Practice for local heritage listing' (2012)⁴⁸⁰.
- ◆ Any appropriate development within this HUCA should look to improve the historic character and sense of place within the nearby public realm. Where this may concern 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' document⁴⁸¹.
- ◆ There is the potential for below ground archaeological deposits to survive within the entire HUCA. There is also a particularly high potential for historic buildings to retain earlier architectural elements which could inform their development, function and role within the social and economic history of Burton. Where development may result in the loss of these

heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance; this is supported in paras. 128 and 141 of NPPF⁴⁸².

4.24 HUCA 24: North of Burton



4.24.1 Statement of heritage significance and built character

The HUCA represents the rapid suburban growth on green field land to the north of Burton in the mid and late 20th century. Prior to the 20th century settlement in the area had concentrated within the historic cores of Horninglow (HUCA 23) and Stretton (HUCA 26). The earliest houses beyond these cores date to the late 19th century and include three properties on Church Road north of Stretton (detached and semi-detached houses – HCT 'Detached Property' on map 41); terraced houses at the corner of Tutbury Road/Harehedge Lane and detached and semi-detached properties on Rolleston Road/Bitham Lane both to the north of Horninglow (cf. maps 12 and 13).

In the mid 20th century housing development expanded out from Horninglow village to the north, west and south west; some of it as ribbon development along existing roads with the remainder being constructed as housing estates. Mid 20th century ribbon development is also a feature of Bitham Lane and Church Road/Forge Lane to the north of the HUCA where detached and semi-detached houses predominate. By the end of the 20th century housing development had expanded across the HUCA; principally comprised of small estates utilising cul-de-sac roads. This development initiated the construction of the four schools, some of which cover extensive

areas incorporating the school fields. There are also sports grounds and areas of public open space to serve these new communities (HCTs 'Educations Facility', 'Sports Fields' and 'Other Parkland' on map 41).

Lines of communication have also been a feature of the HUCA since the late 18th century. The Trent and Mersey Canal, opened in 1771 and constructed by the engineers James Brindley and Hugh Henshall, crosses in and out of the south eastern extent of the HUCA⁴⁸³. The importance of the canal to the history and character of Staffordshire's landscape has been highlighted in the designation of the Trent and Mersey Canal Conservation Area (cf. map 15). In 1848 a Branch line between Tutbury and Burton was opened which crossed the HUCA on a north – south alignment, although it was dismantled in the 1960s⁴⁸⁴. The line of the railway is still legible within the HUCA; its northern extent being utilised as a footpath. The dual-carriageway (A38) was built in the late 1960s and passes through the HUCA on a roughly north east-south west alignment; for much of its length it is lined by woodland (HCT 'Broadleaved Woodland' on map 41).

The landscape of the HUCA has a long history of human activity. Aerial photographs taken before the final episodes of housing expansion depicted a number of sites of probable prehistoric origin comprising enclosures and ring ditches⁴⁸⁵. Only one of these sites was the subject of archaeological investigation, which revealed a probable settlement site of Iron Age/Romano British date to the south of Clay Mills in the north east of the HUCA (cf. 2.1)⁴⁸⁶. In the mid 19th century an early medieval cremation cemetery was discovered in the vicinity of 'The Beech' to the south of Stretton, although little further is known about the site (cf. 2.3.3)⁴⁸⁷. These sites form part of the wider Trent Valley landscape which archaeological investigations have revealed was intensively exploited from the prehistoric period onwards. In the medieval period the landscape was principally given over to open field agriculture associated with the medieval settlements of Stretton and Horninglow, both of which formed part of Burton Abbey's estate (cf. 2.4.5 and map 7). The aerial photographs also revealed evidence of the arable exploitation of the landscape in the survival of ridge and furrow earthworks; all of which have since been lost to development⁴⁸⁸.

To the north east of the HUCA, at Clay Mills, a watermill was established by at least the early 14th century. Documentary sources reveal that during its life it was used as a corn mill, forge/ironworks and latterly a grinding mill⁴⁸⁹. It was probably demolished in the late 20th century and a modern farm now stands on the site, although the mill leat which fed the watermill from the River Dove survives.

4.24.2 Heritage values

Evidential value: Archaeological sites have been noted on aerial photography dating from the prehistoric to early medieval periods, and also include the site of the medieval watermill at Clay Mills. Subsequent development of the HUCA will have impacted upon the survival of these, and other unknown, sites. However, there remains the potential for archaeology to survive within the HUCA.

Low

<p>Historical value: Legible heritage assets survive, as historic buildings, in discrete areas. These properties were built prior to the housing expansion and represent the link between this area and its rural past. The remainder of the HUCA represents the progression of housing planning and design during the 20th century.</p>	<p>Low</p>
<p>Aesthetic value: The character of the HUCA is dominated by mid and late 20th century housing development. The canal has been designated as a Conservation Area.</p>	<p>Medium</p>
<p>Communal value: The canal is an important heritage asset which provides and promotes public engagement. It is also an important feature of the tourist economy of the county. Its role in Burton's history could be further promoted through interpretation and/or presentation.</p>	<p>Medium</p>

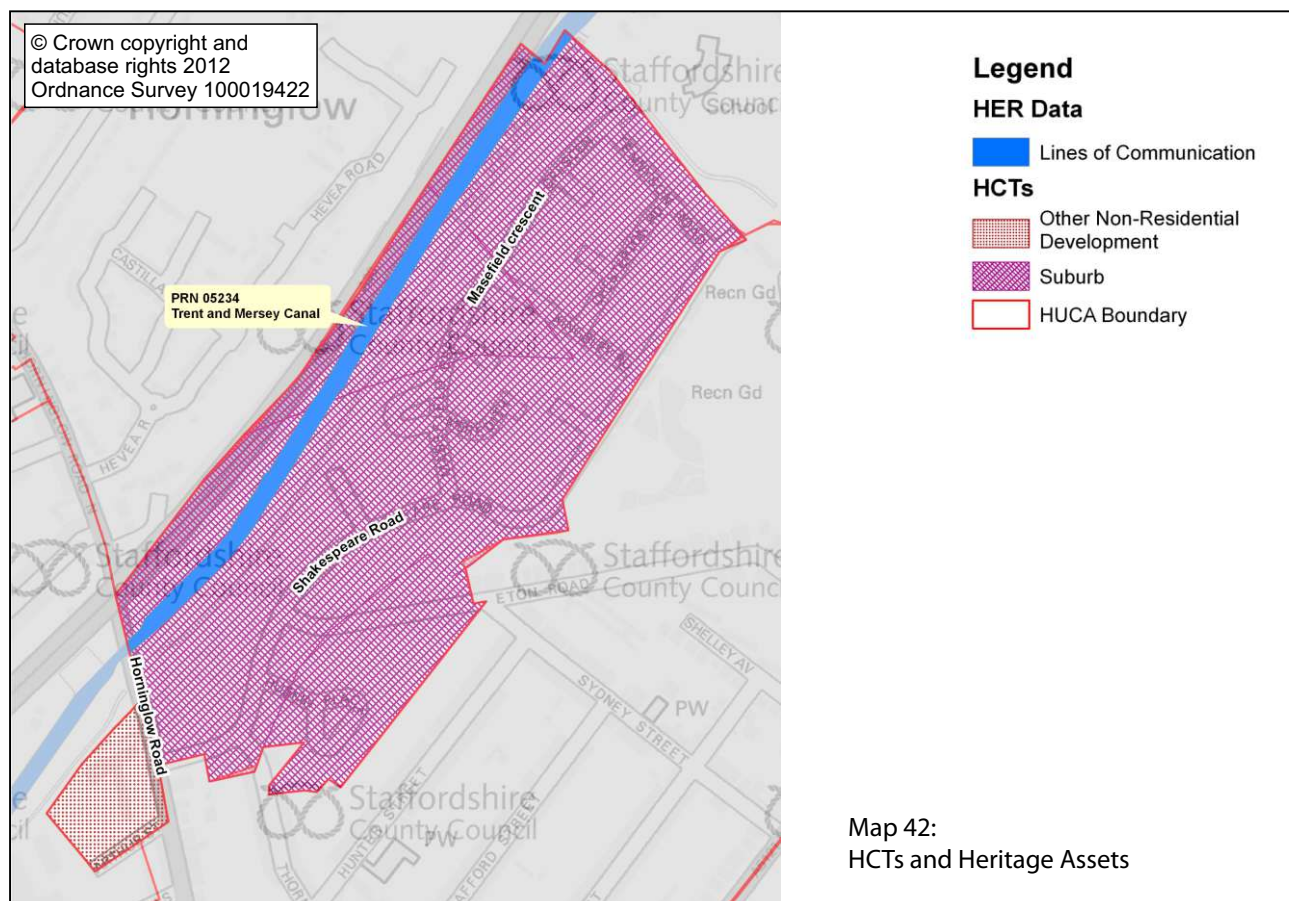
4.24.3 Recommendations

The heritage significance and values has identified that the HUCA has a long history, but that its character is now dominated by mid and late 20th century housing and associated development. A number of historic properties survive, built when the area was still rural in nature. The Trent & Mersey Canal is also an important heritage asset within the wider landscape and for enabling public engagement.

- ◆ Where alterations or changes are within the Trent & Mersey Canal Conservation Area the applicant should consult with East Staffordshire Borough Planning Delivery team in the first instance. All of the designated heritage assets and their settings are covered under para. 132 of NPPF⁴⁹⁰.
- ◆ The sympathetic restoration or enhancement of the historic buildings would strengthen the historic character and the quality of the wider townscape and the Conservation Area for the benefit of this and future generations (Bullet Point 10 of para 17 (Core planning principles) also paras. 126 and 131 of NPPF)⁴⁹¹.
- ◆ Locally important undesignated historic buildings could be considered for local listing in line with the recent English Heritage guidance document entitled '*Good Practice for local heritage listing*' (2012)⁴⁹².
- ◆ Overall there is a low potential for below ground archaeological deposits to survive within the HUCA. However, further research may alter our understanding of this potential and where

development may be deemed to result in the loss of heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance. This is supported in para. 141 of NPPF⁴⁹³.

4.25 HUCA 25: Shakespeare Road and Maresfield Crescent



4.25.1 Statement of heritage significance and built character

The HUCA is dominated by housing development constructed in the mid 20th century (cf. map 15). The houses mostly comprise semi-detached properties laid out along purpose built roads and short cul-de-sacs. On the west side of Horninglow Road stands a complex of buildings of possible mid 20th century date, alongside a late 19th century public house (cf. 'Other Non-Residential Development' on map 42). The complex was built upon the site of late 19th century terraces; the public house presumably formed part of this development.

The only other legible heritage asset within the HUCA is the Trent and Mersey Canal which crosses into the northern portion on a roughly north-east/south-west alignment. The canal was constructed by the canal engineers James Brindley and Hugh Henshall and was opened in 1771⁴⁹⁴. The importance of the canal to the history and character of Staffordshire's landscape has been highlighted in the designation of the Trent and Mersey Canal Conservation Area (cf. map 15).

It is likely that by at least the medieval period the HUCA had formed part of an extensive area of common pasture, which by the late 18th century was known as Horninglow Great Moor (cf. map 7)⁴⁹⁵. This may be the area of land known as the 'great moor of Burton' recorded in 1298⁴⁹⁶. The moor was enclosed following an Act of Parliament passed in 1773 (cf. 2.6.; HCT 'Planned Enclosure' on map 10).

4.25.2 Heritage values

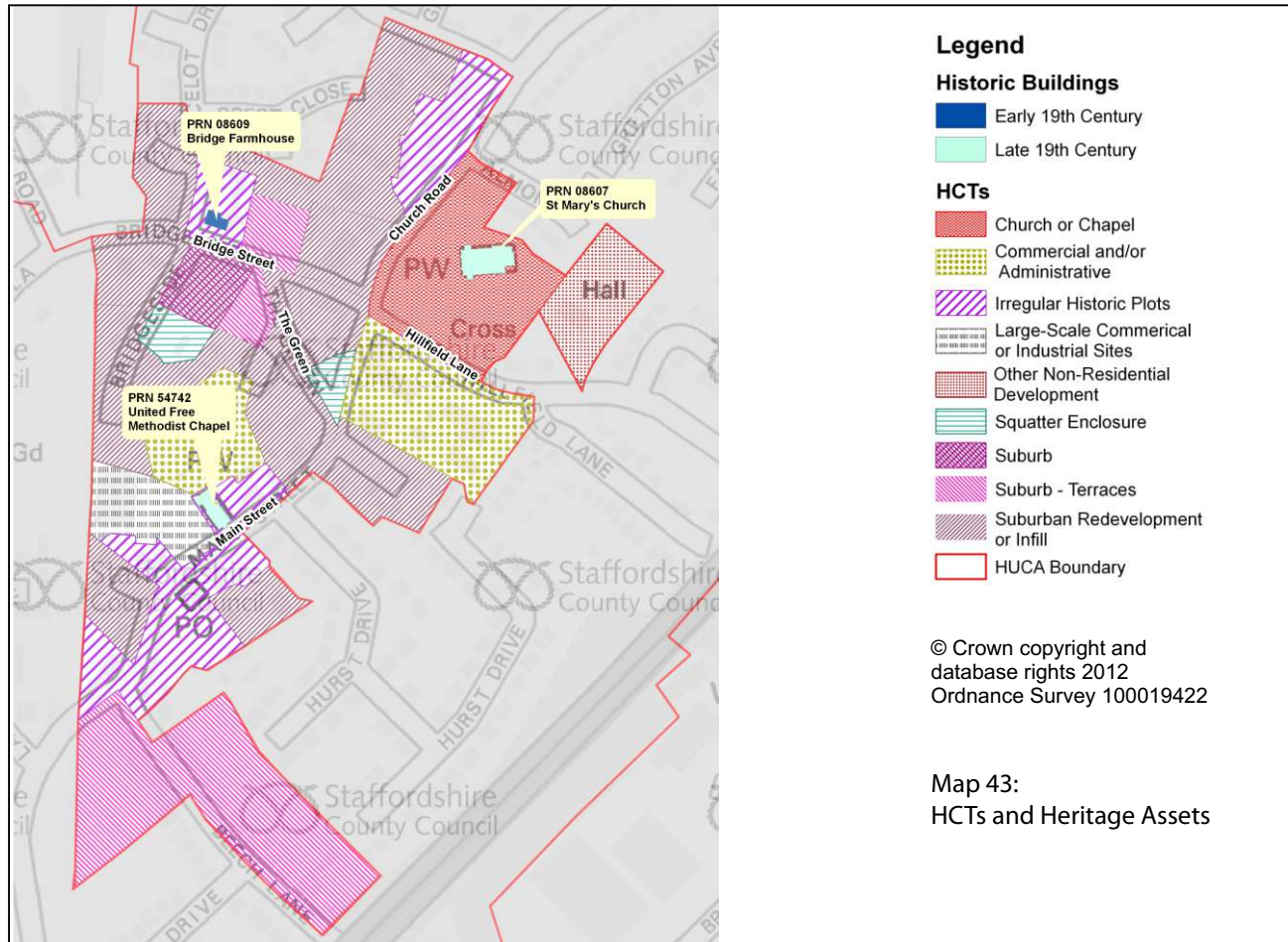
<p>Evidential value: The HUCA lies beyond the historic core of Burton in an area which is likely to have formed part of the pastoral economy of the area from at least the medieval period. Little further is currently known about the history of this area and subsequent development is likely to have impacted upon the survival of any potential archaeology.</p>	<p>Low</p>
<p>Historical value: The legible heritage assets of the HUCA comprise the Trent and Mersey Canal and the late 19th century public house. The former represents an important component in Burton and Staffordshire's social and economic history.</p>	<p>Medium</p>
<p>Aesthetic value: The character of the HUCA is dominated by mid 20th century housing development. However, the importance of the canal to the history and character of the wider landscape has been acknowledged in its designation as a Conservation Area.</p>	<p>Medium</p>
<p>Communal value: The canal is an important heritage asset which provides and promotes public engagement. It is also an important feature of the tourist economy of the county. Its role in Burton's history could be further promoted through interpretation and/or presentation.</p>	<p>Medium</p>

4.25.3 Recommendations

The heritage significance and values has highlighted the importance of the Trent & Mersey Canal as a feature within the landscape and for public engagement.

- ◆ Where alterations or changes are within the Trent & Mersey Canal Conservation Area the applicant should consult with East Staffordshire Borough Planning Delivery team in the first instance. All of the designated heritage assets and their settings are covered under para. 132 of NPPF⁴⁹⁷.
- ◆ Overall there is a low potential for below ground archaeological deposits to survive within the HUCA. However, further research may alter our understanding of this potential and where development may be deemed to result in the loss of heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance. This is supported in para. 141 of NPPF⁴⁹⁸.

4.26 HUCA 26: Stretton



4.26.1 Statement of heritage significance and built character

The HUCA comprises the historic core of the settlement of Stretton, which has at least medieval origins (cf. 2.4.4). By the mid 18th century Stretton was a rural settlement surrounded by fields and focused around a large green at which point four roads (Bridge Street, Main Street, Hillfield Street and Church Road) met and along which further settlement straddled (map 7)⁴⁹⁹. The green may have covered a larger area in the medieval period; infilling on a larger scale probably occurred in the early 19th century; the extant lane known as 'The Green' had been inserted into the landscape by the 1880s (HCT 'Squatter Enclosure' on map 43⁵⁰⁰). The character of the historic settlement pattern is largely retained in parts of the HUCA where historic buildings survive (HCT 'Irregular Historic Plots' on map 43). These include an early 19th century Grade II listed farmhouse at Bridge Farm to the north of the HUCA⁵⁰¹. The farmstead buildings had originally formed a 'U' shaped block to the rear of the farmhouse, but only two of the three ranges survive and these have been converted to domestic use.

The earliest church was inserted into the settlement plan form during the early 19th century, but was rebuilt slightly to the north east in 1897. The Grade II* St Mary's church was built to a design by the architects Mickelthwaite and Somers Clarke for the brewer John Gretton⁵⁰².

Redevelopment within the historic core occurred in the late 19th century. The public house and terraced houses were constructed on The Green (HCT 'Commercial and/or Administration' and 'Suburb – Terraces' on map 43); further terraced houses were built in Bridge Street and Beech Lane (HCT 'Suburb – Terraces' on map 43). This redevelopment may be associated with the economic success of the brewing industry in Burton; certainly the rebuilding of the church forms part of this history.

Further redevelopment of the historic settlement, principally domestic dwellings, but also including the shopping precinct on Hillfield Lane, occurred from the mid to late 20th century (HCTs 'Suburban Redevelopment or Infill' and 'Commercial and/or Administration' on map 43; also map 13). A late 20th century apartment block, standing on the corner of Bridge Street and Church Road was built upon the site of a mid 19th century school (cf. map 12).

Human activity has been identified in the wider landscape around Stretton from the prehistoric period onwards; this includes an early medieval cemetery to the south (cf. 2.1, 2.2 and 2.3.2; and HUCA 24). This evidence suggests there is the potential for earlier settlement and other remains to survive as archaeological deposits within and around Stretton.

4.26.2 Heritage values

<p>Evidential value: There is the potential for Anglo-Saxon, medieval and later archaeological evidence to survive within the HUCA relating to the origins and development of settlement at Stretton. There is also the potential for the evidence of earlier human activity to survive.</p>	<p>High</p>
<p>Historical value: There are numerous legible heritage assets within the HUCA including the listed buildings and undesignated historic buildings along Main Street, Church Road and Bridge Street. The late 19th century terraced houses, public house and the Grade II* listed church are probably associated with the buoyant local economy, based upon the brewing industry, at this date. Certainly the redevelopment of the church is directly associated with the brewing industry.</p>	<p>High</p>
<p>Aesthetic value: The character of Stretton as a rural historic settlement partially survives within the HUCA in the survival of historic buildings and the street pattern. The survival of the historic farmstead, including the Grade II listed farmhouse, also forms a key component of the legibility of the historic character. These features all contribute to the local sense of place. There has been considerable rebuilding during the mid to late 20th century within the historic core.</p>	<p>Medium</p>
<p>Communal value: The history of Stretton can be appreciated from street level and the church is a public place of worship. The interpretation and presentation of its history would be on benefit to the community and wider public.</p>	<p>Medium</p>

⁵⁰³ East Staffordshire Borough Council 2008. Web viewed 21/03/2012.

⁵⁰⁴ Department for Communities and Local Government 2012. Web:
<http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf>

⁵⁰⁵ Department for Communities and Local Government 2012. Web:
<http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf>

⁵⁰⁶ English Heritage 2012: <http://www.helm.org.uk/>

4.26.3 Recommendations

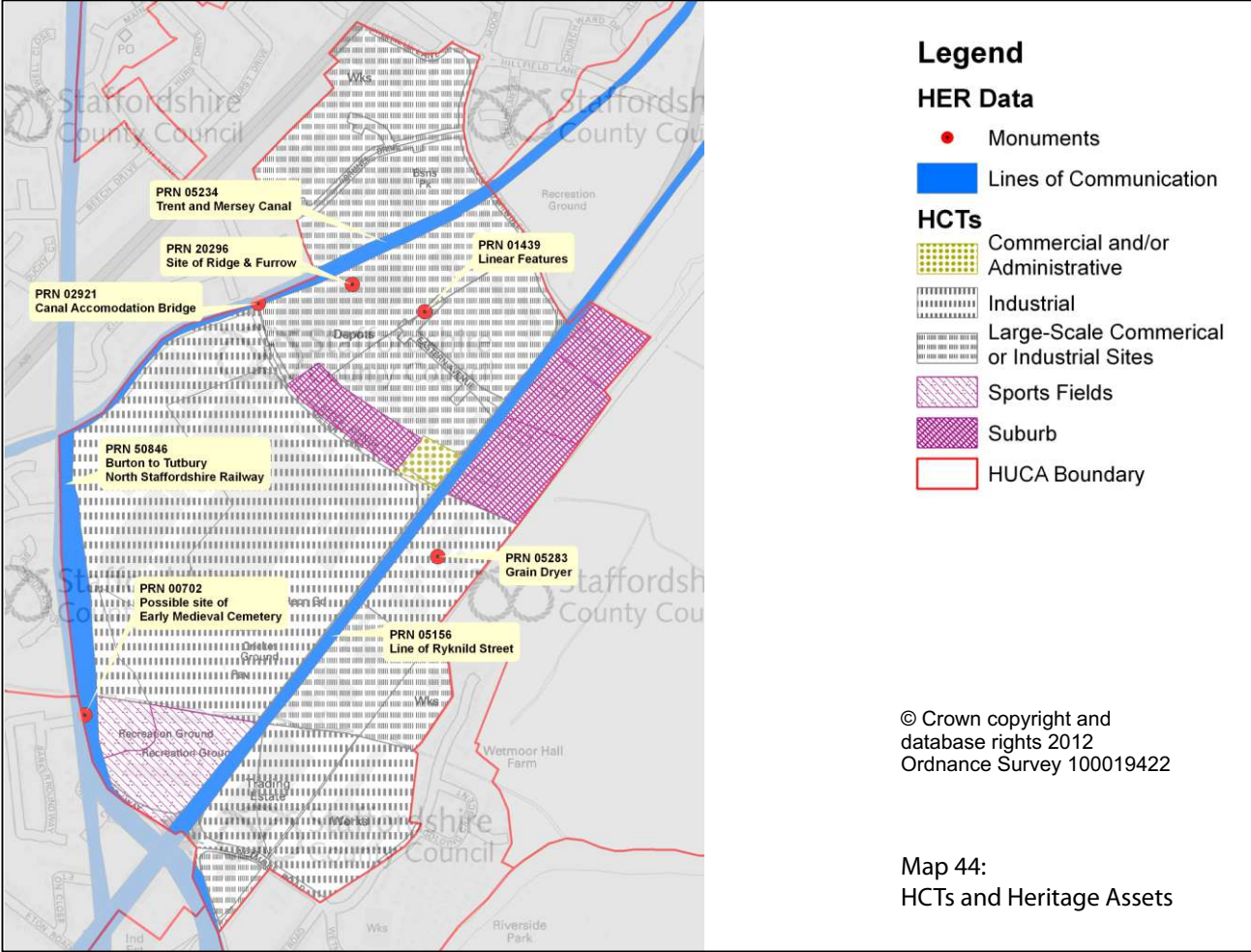
The heritage significance and values show that the surviving historic buildings and street pattern and contribute to the local character and are testimony to Stretton's origins as a rural settlement. There has been some redevelopment within the historic core during the mid to late 20th century.

- ◆ Where alterations or changes are proposed to the listed buildings the applicant should consult with East Staffordshire Borough Planning Delivery team in the first instance⁵⁰³. All of the designated heritage assets and their settings are covered under para. 132 of NPPF⁵⁰⁴.
- ◆ 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)⁵⁰⁵.
- ◆ Locally important undesignated historic buildings could be considered for local listing in line with the recent English Heritage guidance document entitled '*Good Practice for local heritage listing*' (2012)⁵⁰⁶.
- ◆ Any appropriate development within this HUCA should look to improve the historic character and sense of place within the nearby public realm. Where this may concern 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' document⁵⁰⁷.
- ◆ There is the potential for below ground archaeological deposits to survive within the entire HUCA. There is also a particularly high potential for historic buildings to retain earlier architectural elements which could inform their development, function and role within the social and economic history of Burton. Where development may result in the loss of these heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance; this is supported in paras. 128 and 141 of NPPF⁵⁰⁸.

⁵⁰⁷ English Heritage HELM web: <http://www.helm.org.uk/server/show/nav.19643>
Staffordshire County Council. 2011. Web:
<http://www.staffordshire.gov.uk/environment/eLand/HistoricEnvironment/BuiltEnvironment/ConservationintheHighwayGuidanceDocument2011.pdf>

⁵⁰⁸ Department for Communities and Local Government 2012. Web:
<http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf>

4.27 HUCA 27: North of Derby Road



4.27.1 Statement of heritage significance and built character

The HUCA is dominated by industrial development which began in the mid 20th century and included a large factory to the north side of Derby Road. Further large-scale industrial units were constructed to the east along Derby Road in the late 20th century. A number of semi-detached houses, principally dating to the mid 20th century, were also constructed within the HUCA. These comprise a series of three short cul-de-sacs off Derby Road (and a number lying along the road-frontage) and along Beech Lane. Further north along Derby Road are detached houses of late 20th century date also located within a cul-de-sac.

Prior to the 20th century the HUCA had comprised a series of field systems; some originating in the post medieval period and the remainder being created by surveyors in the late 18th/early 19th century (cf. HCTs 'Piecemeal Enclosure' and 'Planned Enclosure' on map 10). The earlier fields had been enclosed incrementally out of the medieval open fields which were probably associated with Stretton (cf. map 7). The areas of 'Planned Enclosure' had formed part of an area of common pasture known as 'Upper Moor' and 'Middle Moor' in the mid 18th century; this landscape had probably existed by the medieval period (cf. 'Unenclosed Land' on map 7).

Historic lines of communication are a particular feature of the HUCA. The earliest of these, crossing from north east to south west, is the line of the Ryknild Street Roman road⁵⁰⁹. This route continued to be of importance through the intervening centuries and is currently the route of the A38 (Derby Road). The Trent and Mersey Canal winds its way on a similar alignment approximately 500m to the north west. The canal was constructed by the canal engineers James Brindley and Hugh Henshall and opened in 1771⁵¹⁰. A contemporary accommodation bridge, crossing the canal also lies within the HUCA⁵¹¹. The importance of the canal to the history and character of Staffordshire's landscape has been highlighted in the designation of the Trent and Mersey Canal Conservation Area (cf. map 15). Two railways also cross through the HUCA; the earliest, opened in 1838, is the extant Derby to Birmingham main line which lies on the same alignment as the A38 and lying approximately 100m to the south east⁵¹². A branch line, linking Burton and Tutbury was opened in 1848, but was dismantled during the 1960s⁵¹³. The line of this railway within the HUCA survives as the line of the modern Princess Road.

Early medieval cinerary urns, indicating a cemetery, were discovered during the construction of the Burton to Tutbury Branch Line in the 1840s and may have lain within this HUCA. However, the description of the location of the find is unfortunately vague being described as lying to the south of Stretton.

4.27.2 Heritage values

<p>Evidential value: There is the potential for unknown archaeological sites to exist within the HUCA associated with the line of the Roman road. There is also the potential that the remains of the early medieval cemetery may lie within this HUCA.</p>	<p>Low</p>
<p>Historical value: The legible heritage assets relate to the history of transportation within the HUCA with the line of the Roman road, 18th century canal and two mid 19th century railways.</p>	<p>Medium</p>
<p>Aesthetic value: The character of the HUCA is defined by mid and late 20th century industrial sites and a small number of contemporary houses. However, the importance of the canal to the history and character of the wider landscape has been acknowledged in its designation as a Conservation Area.</p>	<p>Medium</p>
<p>Communal value: The canal is an important heritage asset which provides and promotes public engagement. It is also an important feature of the tourist economy of the county. Its role in Burton's history could be further promoted through interpretation and/or presentation.</p>	<p>Medium</p>

4.27.3 Recommendations

The heritage significance and values has identified the importance of the transportation network to the history and character of Burton.

- ◆ Where alterations or changes are within the Trent & Mersey Canal Conservation Area the applicant should consult East Staffordshire Borough Planning Delivery team in the first instance. All of the designated heritage assets and their settings are covered under para. 132 of NPPF⁵¹⁶.
- ◆ Overall there is a low potential for below ground archaeological deposits to survive within the HUCA. However, further research may alter our understanding of this potential and where development may be deemed to result in the loss of heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance. This is supported in para. 141 of NPPF⁵¹⁷.

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Staffordshire Extensive
Urban Survey

Burton-upon-Trent

Historic Character Assessment



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