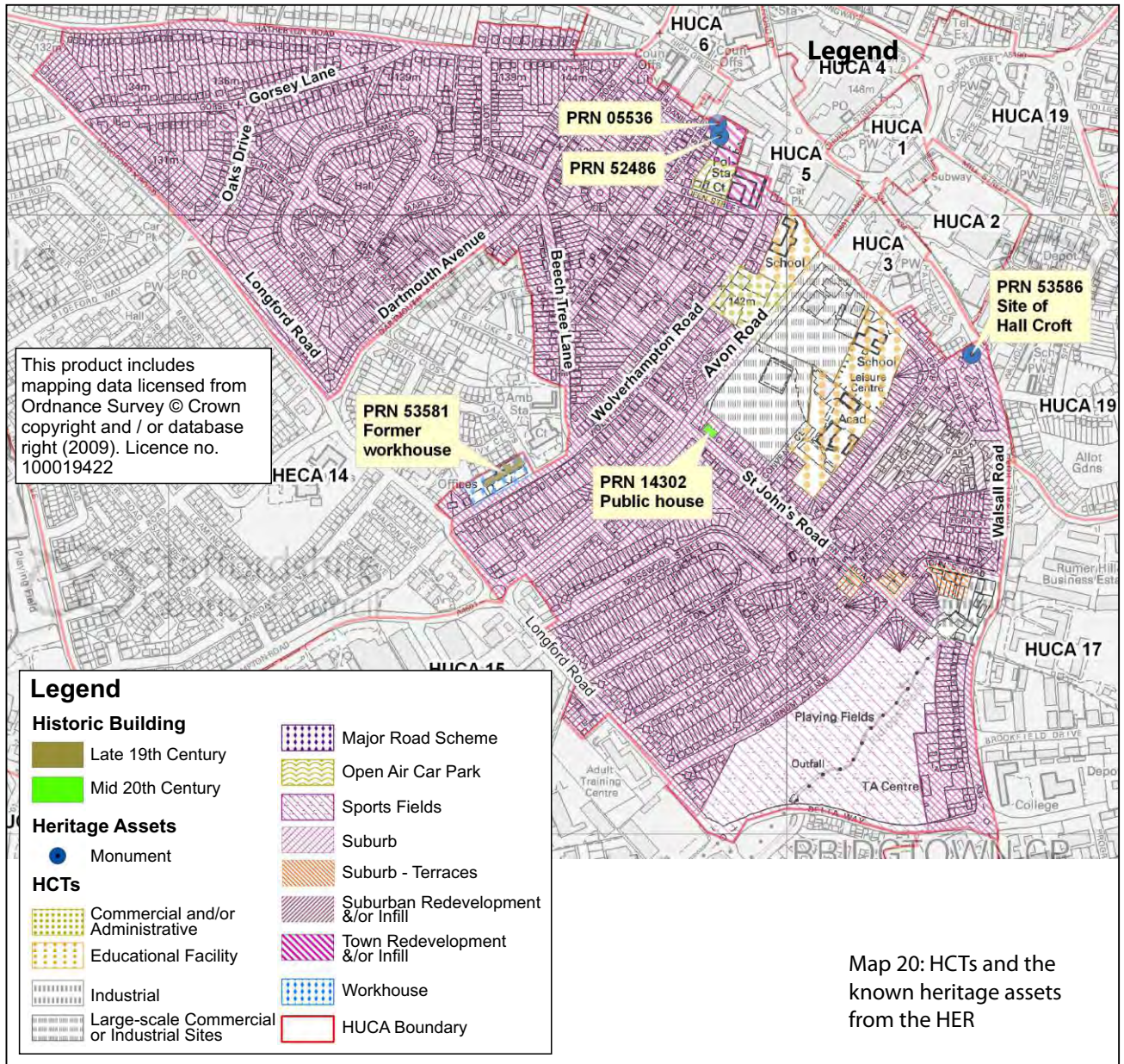


4.12 HUCA 12 – South of Cannock inner suburbs



4.12.1 Statement of heritage significance and built character

In the medieval period the character area was dominated by open fields belonging to Cannock manor and probably formed part of or incorporated part of Greystone or Great Stone Field (cf. 2.4.3.2 and map 3). The presence of cultivation by at least the 14th century appears to have been confirmed by an archaeological evaluation to the rear of Market Place (HUCA 5)²³³. The open fields were enclosed piecemeal during the post medieval period (cf. section 2.5.2.1).

Two long distance routes, of at least medieval origin, lie either within or adjacent to the character area, Wolverhampton Road and Walsall Road. The field name 'Hall Croft' on Walsall Road may represent the site of the medieval manor house, although three other sites have also been

postulated. However, it may be that the field name, present on the mid 19th century maps, may be recalling the site of a later significant domestic property (cf. 2.4.2 and 2.4.6)²³⁴.

The development of this character area began in the mid 19th century along the Wolverhampton Road (see map 21). The workhouse was constructed in 1872, but only the front wing, probably the administration block, survives. It is a single storey building of red brick and was probably located in this area as the original complex was quite extensive (see map 20 and also HUCA 14)²³⁵.

The continued development of the suburbs is charted on map 21 and is dominated by semi detached housing built largely from the late 19th to the mid 20th century, along with associated schools. On St John's Road stands a Grade II Listed public house built in 1937, which retains many original internal features (map 20).

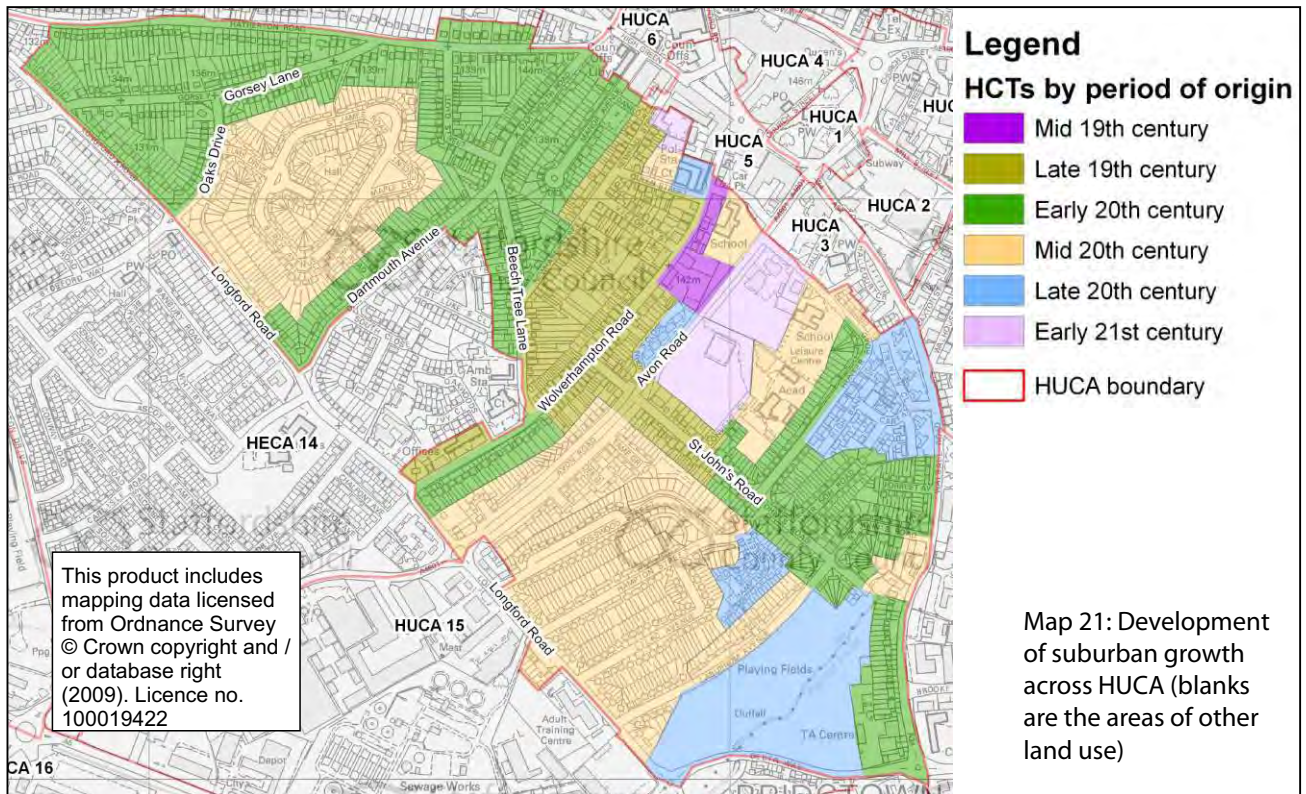
4.12.2 Heritage values:

<p>Evidential value: The area had been in agricultural use from at least the medieval period until the mid 20th century. The intensive development within this HUCA would suggest that few opportunities exist for archaeological deposits to be recorded. However, there is the potential for below ground archaeological remains to survive in those areas adjacent to the historic core (HUCA 5) and along the main routes (Wolverhampton Road and Walsall Road) particularly in the area of Hall Croft.</p>	<p>Medium</p>
<p>Historical value: The story of the development of this area as a suburb of Cannock can be read within the surviving buildings (see map 21). This can be illuminated by the standing historic buildings including the few terraces to the east, the former workhouse wing and the Grade II Listed public house.</p>	<p>Medium</p>
<p>Aesthetic value: The character area represents the piecemeal development of the suburbs some of which survive from the 19th century. Several landmark historic buildings survive including a Grade II Listed public house dating to 1937 and the front wing of the workhouse²³⁶. These buildings contribute to the town's local distinctiveness.</p>	<p>Low</p>
<p>Communal value: The HUCA comprises mostly domestic dwellings and from a heritage perspective its value is limited.</p>	<p>Low</p>

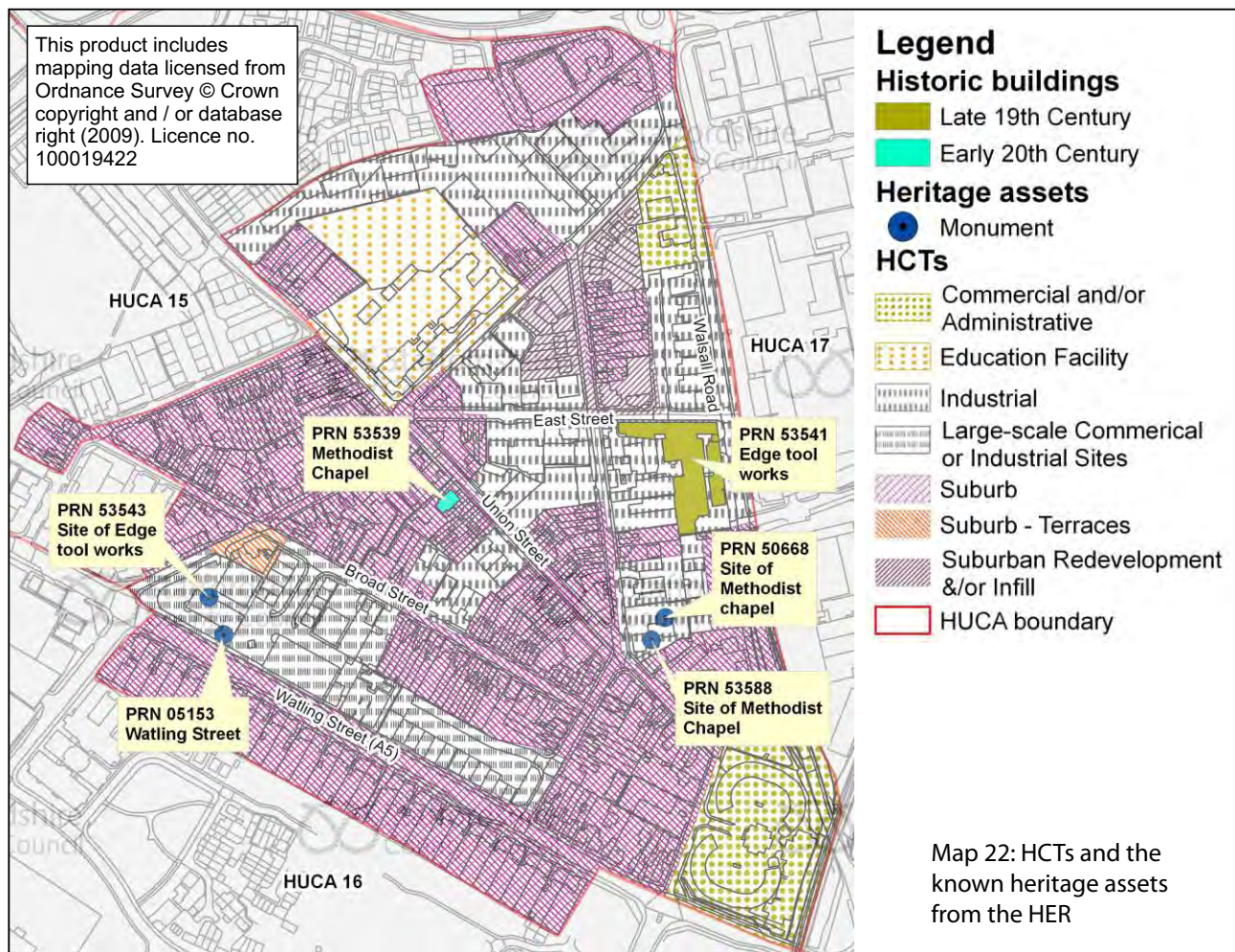
4.12.3 Recommendations

The assessment of the heritage values reveals that there is a degree of historic interest within the HUCA. Of particular importance is the Grade II Listed public house, whose completeness has been recognised as being nationally important. Other key historic buildings include the remains of the workhouse. The early suburban growth within this area is also of particular importance to the history of the development of Cannock.

- ◆ The Listed building and its setting is covered by paragraph 132 of NPPF.²³⁷ Where any future development may impact upon this nationally important heritage asset the Cannock Chase District Conservation Officer should be consulted prior to any plans being submitted.
- ◆ Any significant change to the 19th and early 20th century properties within the HUCA should be sympathetic and reflect the scale, massing, height, alignment, materials and use of the character of these historic buildings (paragraphs 17 & 58 of NPPF).²³⁸
- ◆ The retention of the surviving workhouse building is important for future generations to visualise aspects of the social history, not only of Cannock, but also the country as a whole.
- ◆ There is a moderate to low potential for below ground archaeological deposits to survive within the HUCA largely relating to specific sites. Where potential is recognised as part of an individual planning application archaeological evaluation and/or mitigation may be required to fulfil para. 128 of NPPF.



4.13 HUCA 13 – Bridgtown



4.13.1 Statement of heritage significance and built character

This character area mostly lies to the north of Watling Street (A5) which follows the line of the Roman road. Little archaeological work has been carried out across this character area and it is consequently difficult to determine what impacts the road may have had on the pre-existing landscape and its relationship to the surrounding communities during the Roman and later periods. The road itself continued to be a dominant feature of the landscape throughout the following 2,000 years.

Bridgtown was developed as an industrial settlement along pre-existing roads including Watling Street, Union Street/Longdon Road and Walsall Road from the 1870s onwards (cf. 2.6.1.3). The principal industry in the settlement from the late 19th century appears to have been edge tool making and one of these small works survives (see map 22 and 2.6.3.4)²³⁹. Map 23 shows that a substantial number of the buildings within the character area still survive from the 1870s, although only part of the settlement has been designated as a Conservation Area²⁴⁰.

There does not appear to be any uniformity in the type of surviving 19th century houses within the character area which are a mix of detached, semi detached and terraced properties. However, the scale and density shows conformity and the materials are consistent the houses being constructed of red brick, although some have later rendering to the front façades. The number of terraced houses within the character area has reduced over the last decades of the 20th century through re-development for industrial or other housing. These surviving historic buildings enhance the character of the area and provide a visual understanding of the history of the settlement.

The surviving Methodist church on Union Street dates to 1909 and is testimony to the spiritual importance of the non conformist movement from the late 19th century period and into the early 20th century and in industrial settlements in particular²⁴¹. Its decline in importance during the later 20th century, however, can be gauged by the loss of other chapels to the east of the character area²⁴².

The retention and enhancement of the surviving historic street pattern and buildings, particularly the former edge tool works, is important to the wider distinctive character of the town. These features also contribute to an understanding of the importance of these small industrial settlements to the economic and social history of this part of Staffordshire in the late 19th and earlier 20th centuries. Small industrial settlements are under threat from piecemeal re-development as has already begun to occur in Bridgtown.

4.12.2 Heritage values:

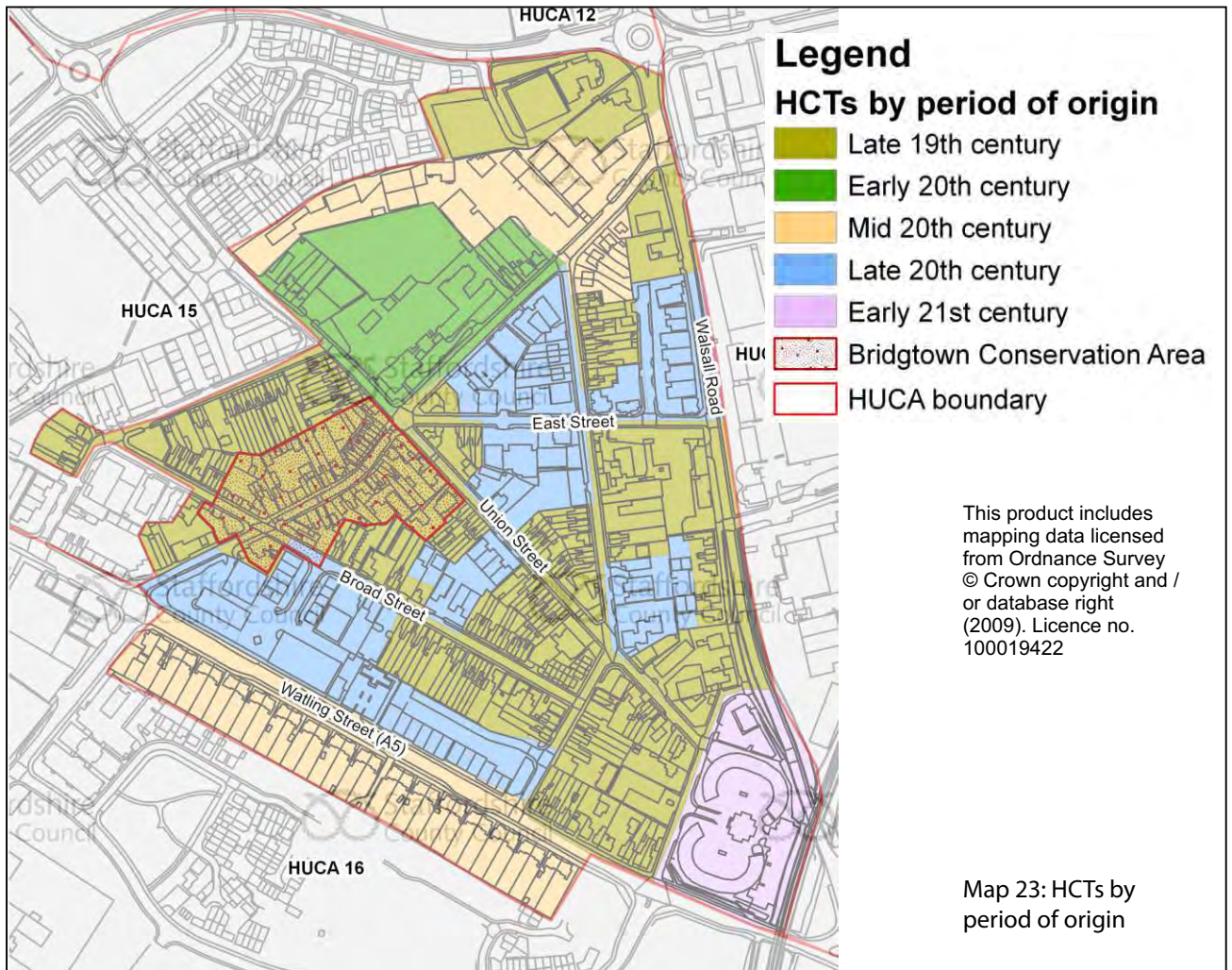
<p>Evidential value: The character area lies to the north of the line of the Roman road (Watling Street A5) although the built up nature of the HUCA means that there is probably little opportunity for below ground archaeology to survive. However, the street pattern and the numerous surviving historic buildings (both domestic and industrial) which date to the late 19th century are key to an understanding of the development of similar small industrial settlements of the period.</p>	<p>High</p>
<p>Historical value: There are numerous historic buildings which contribute to the heritage legibility of the townscape within the HUCA and provide Bridgtown with a sense of place which is distinct from the wider Cannock settlement. These properties have further potential to contribute to the heritage of the wider project area through their management and enhancement. The integrity of this historic townscape is, however, at risk from erosion through continued piecemeal re-development. The line of the Roman road is also fossilised within the townscape within Watling Street (A5).</p>	<p>High</p>

<p>Aesthetic value: There is a planned element to the wider settlement in the layout of the street pattern; however, the historic buildings themselves were clearly developed piecemeal. Part of the character area has been identified as having a particular heritage townscape importance in the designation of the Bridgtown Conservation Area and the remainder of the HUCA contributes to the historic local distinctiveness of Bridgtown and would contribute to the sustainable regeneration of this area for the benefit of the local community³⁴³.</p>	<p>High</p>
<p>Communal value: There are opportunities within the character area for the community to engage with the historic environment in the shops and the surviving Methodist Church. There may be the potential for the positive re-use of historic buildings which could also enhance the community and wider public engagement with the heritage of this area.</p>	<p>Medium</p>

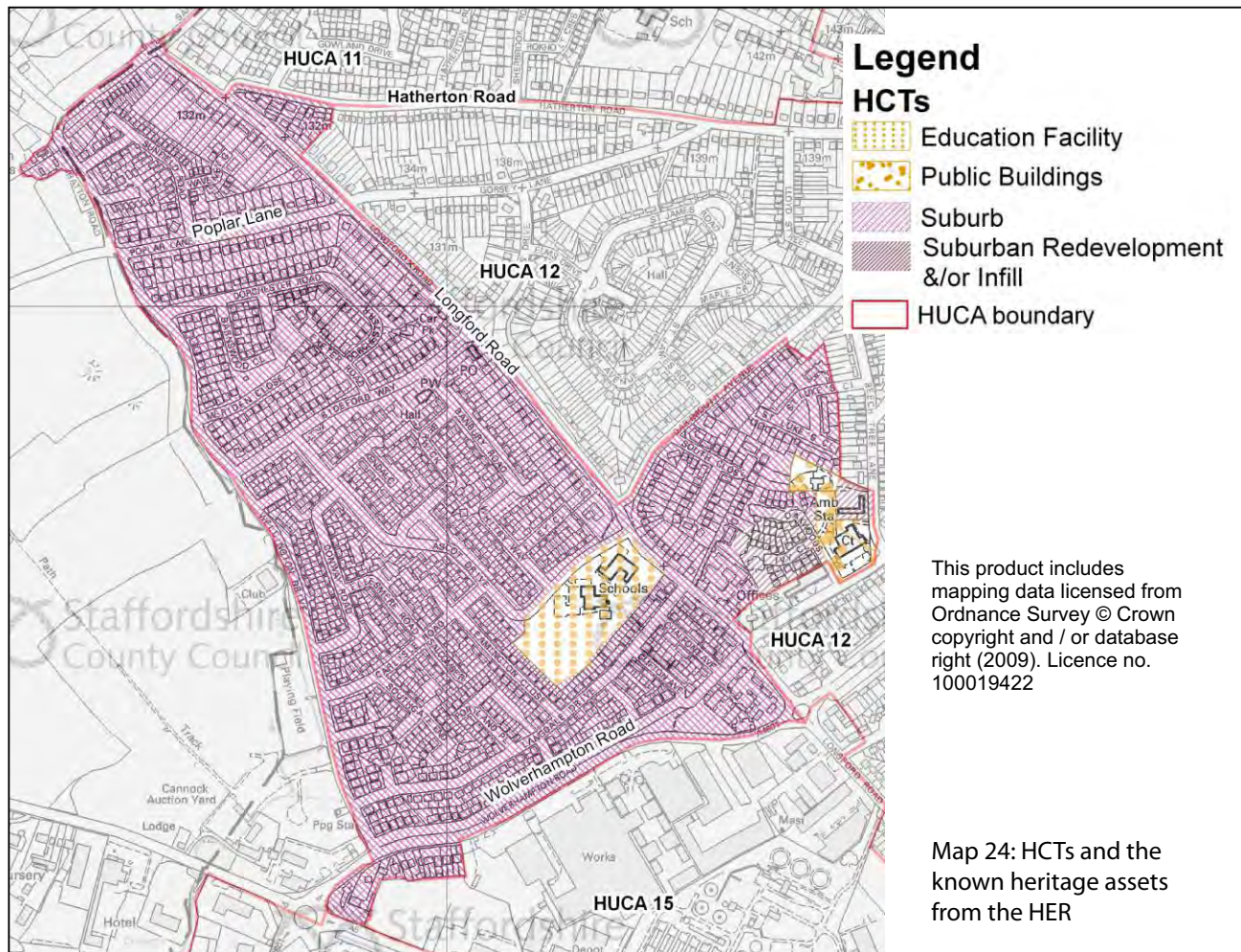
4.13.3 Recommendations

Despite the redevelopment of some of the areas across the HUCA the historic character of a late 19th century industrial settlement survives. The historic importance of the settlement has been acknowledged in part by the designation of the Conservation Area along North Street. In order to retain the sense of place further piecemeal development should be carefully monitored.

- ◆ The conservation of the character of Bridgtown may be best served by the extension of the Conservation Area. Where the principles governing the designation of Conservation Areas do not allow for this, then relevant buildings could be considered for the Local List.
- ◆ The sympathetic re-use of historic buildings is recommended in paragraphs 126 and 131 of NPPF.²⁴⁴ Development should respond to local character and history in line with paragraph 58 of NPPF.²⁴⁵
- ◆ There is low potential for below ground archaeological deposits to survive within the HUCA. However, where potential is recognised as part of an individual planning application archaeological evaluation and/or mitigation may be required to fulfil paragraph 128 of NPPF.



4.14 HUCA 14 – South western suburbs



4.14.1 Statement of heritage significance and built character

The suburban development of this character area began in the mid 20th century along the pre-existing routes of Wolverhampton Road, Longford Road and Poplar Lane. Inter-connecting roads are predominantly straight and were constructed upon the post medieval field system. One school lies within the character area which was constructed to serve the new communities (map 24).

Wolverhampton Road and Longford Road are likely to have had at least medieval origins; the former being the route to Wolverhampton which by the post medieval period was an important sheep market. The fields upon which the suburbs were developed had formed part of a medieval open field system. The lands belonging to Hatherton Sich, one of the manors whose open fields were recorded in documents between circa 1300 and 1640, are likely to have partly lain within this character area (cf. 2.4.3.2 and map 3). It is not known precisely when this field system was enclosed, but documentary sources suggest that the process had begun in the wider Cannock area by the late 16th century. It was enclosed piecemeal through the agreement between farmers, creating an irregular pattern of fields.

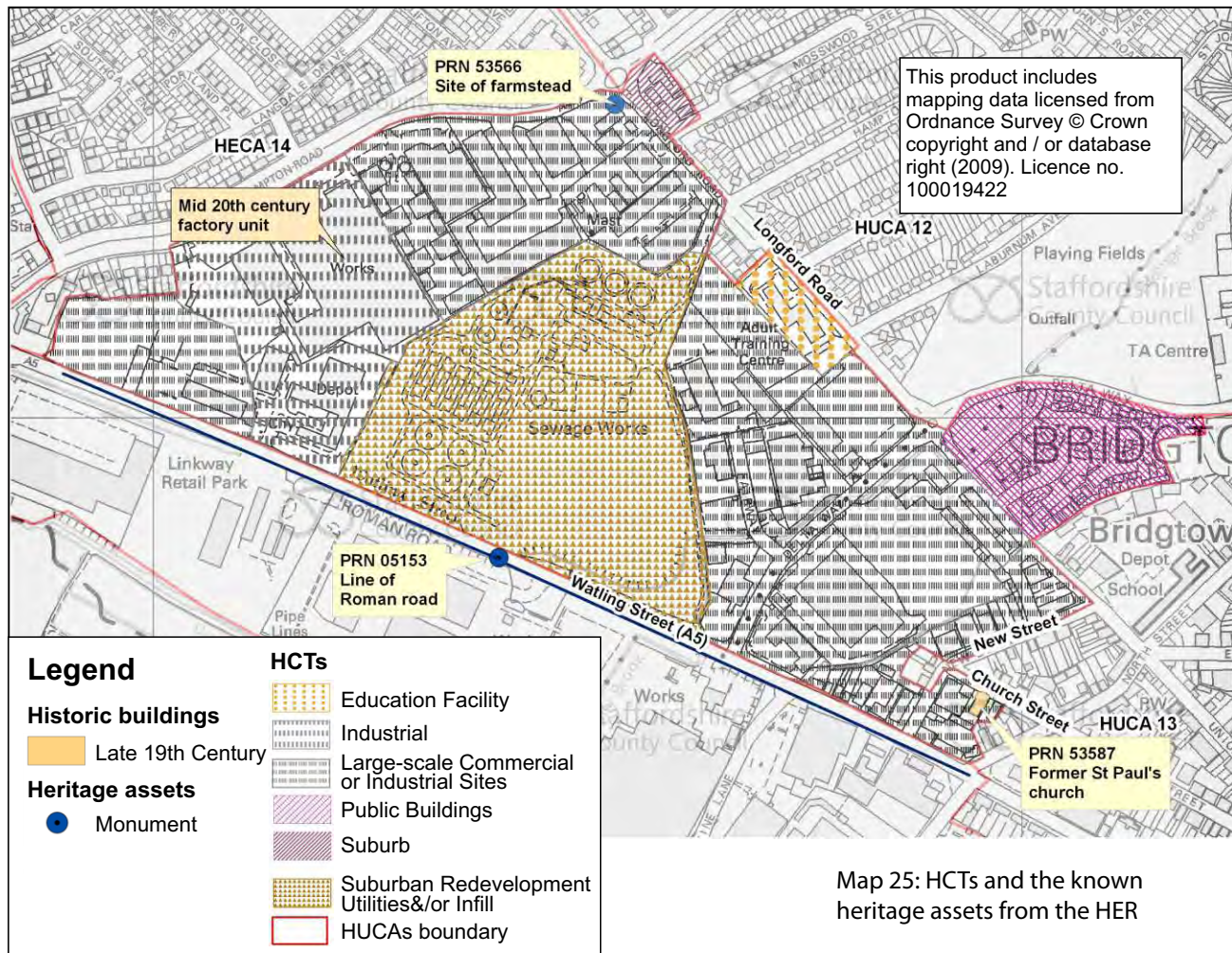
4.14.2 Heritage values:

Evidential value: The area had been in agricultural use from at least the medieval period until the mid 20th century. The intensive development within this HUCA would suggest that there are few opportunities for archaeological deposits to be recorded.	Low
Historical value: There is no legibility of the heritage assets within the character area.	Low
Aesthetic value: There are clearly elements of planning within the suburbs in the form of the road patterns and house forms. Some piecemeal re-development has occurred particularly on the site of the former workhouse. From a heritage perspective its value is limited.	Low
Communal value: Comprises mostly domestic dwellings and from a heritage perspective its value is limited.	Low

4.14.3 Recommendations

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

4.15 HUCA 15 – North of Watling Street



4.15.1 Statement of heritage significance

This character area lies to the north of Watling Street (A5) which follows the line of the Roman road. Little archaeological work has been carried out across this character area and it is consequently difficult to determine what impacts the road may have had on the pre-existing landscape and its relationship to the surrounding communities during the Roman and later periods. The road itself continued to be a dominant feature of the landscape over the following 2,000 years.

By the medieval period the character area had formed part of the open fields of Cannock manor, which were probably enclosed piecemeal from the late 16th century onwards (see sections 2.4.3.2 and 2.5.2.1 above for general detail). The sewage works was established in the late 19th century.

To the east of the character area on map 25 (and into HUCA 13) the settlement of Bridgtown developed during the late 19th century. The former St Paul's church was constructed in 1899, but is now in industrial use. It forms part of the industrial character of the wider HUCA being

dominated by the modern units to the west of it, on the corner of Church Street and New Street. Other late 19th century buildings, of probable domestic origin, also survive in the roads around the former church, which lies within this HUCA, upon Watling Street and New Street.

The earliest known surviving industrial building dates to the mid 20th century and is a large brick built complex with five pitches in its roofline.

4.15.2 Heritage values:

<p>Evidential value: There is the potential for prehistoric or Roman activity to have concentrated within this HUCA, although by the medieval period it was probably exclusively agricultural in nature. There has been intensive development within the HUCA although industrial units may have shallow foundations raising the potential for the survival of archaeological deposits. A number of late 19th century buildings survive to the far east of the HUCA, including the former St Paul's Church. These properties have the potential to inform the development of Bridgtown and its social and economic make up from the late 19th century onwards. The traditional factory units, of mid 20th century date, may also retain historic interest regarding the development of industry during this period.</p>	<p>Medium</p>
<p>Historical value: The historic buildings to the east of the HUCA and their associated street pattern (notably Church Street and New Street) survive and are important contributors to the understanding of the development of the wider Bridgtown area in the late 19th century. They also make an important contribution to the character of the adjacent HUCA 13.</p>	<p>Medium</p>
<p>Aesthetic value: Elements of late 19th century planning survive to the east of the HUCA (New Street & Church Street), but otherwise development has been piecemeal and largely dates from the mid 20th century onwards. The modern large warehouses have little aesthetic value in terms of heritage, but the mid 20th century factory is of interest. The Roman road is fossilised to the south of the HUCA within Watling Street.</p>	<p>Low</p>
<p>Aesthetic value: Elements of late 19th century planning survive to the east of the HUCA (New Street & Church Street), but otherwise development has been piecemeal and largely dates from the mid 20th century onwards. The modern large warehouses have little aesthetic value in terms of heritage, but the mid 20th century factory is of interest. The Roman road is fossilised to the south of the HUCA within Watling Street.</p>	<p>Low</p>

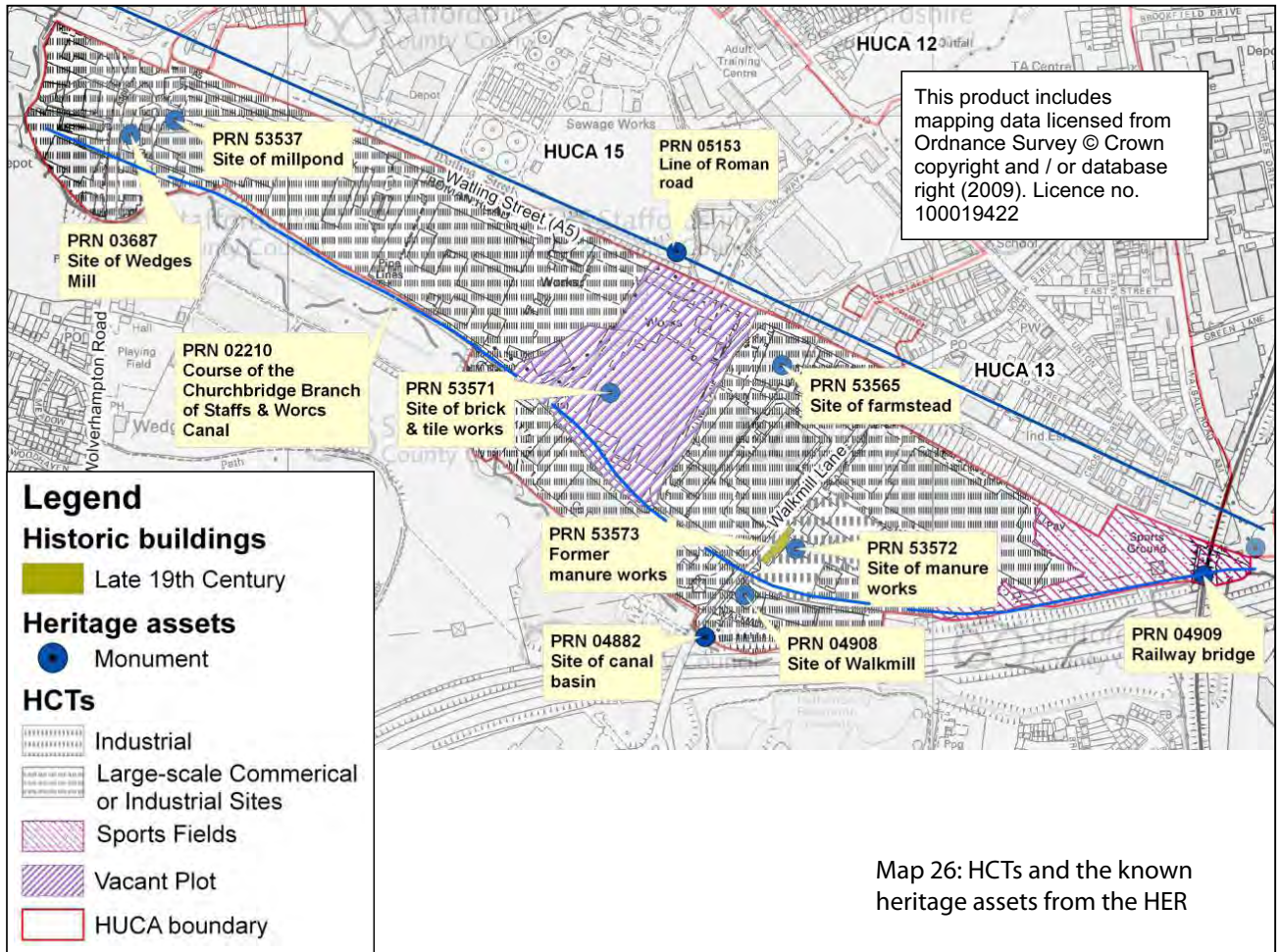
4.15.3 Recommendations

The predominant character of the HUCA is one of industrial complexes the earliest of which date to the mid 20th century. However, a number of houses, part of the late 19th century industrial settlement of Bridgtown, survive to the east of the HUCA.

- ◆ The late 19th century properties could be considered for local listing where appropriate.

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

4.16 HUCA 16 – South of Watling Street



Map 26: HCTs and the known heritage assets from the HER

4.16.1 Statement of heritage significance

Map 26 emphasises the industrial evolution of this landscape over the centuries. The earliest known industrial site shown on the map is the site of Wedges Mill and its associated mill pond which lies to the west of the character area. It was probably operating as an iron furnace by the 17th century and as an edge tool works by the late 18th century (cf. 2.5.2.2 and 2.6.3.2)²⁴⁶. The extant buildings, however, all date to the mid to late 20th century.

Wedges Mill was powered by the Saredon Brook to the east and a second watermill was constructed on the same body of water, where it is called Wyrley Brook, by at least the late 18th century (cf. 2.6.3.2).

The Churchbridge/Hatherton/Cannock branch canal was constructed circa 1860 which probably encouraged the industrial usage of this character area from the later 19th century onwards²⁴⁷. In particular was the site of a large brick and tile works which was present by the 1880s²⁴⁸. This site was an important contributor to housing development from the late 19th and into the early 20th century. Also dating to the later 19th century is the site of the manure works (fertilizer factory) some of whose two storied brick buildings survive along Walkmill Lane²⁴⁹.

The site of the farmstead represents an earlier phase in the character area's history²⁵⁰. It had its origins in at least the late 18th century when the HUCA was still predominantly agricultural in nature. The regular field pattern within the character area prior to the later 19th century suggests that it may have been enclosed during the 18th/19th century by surveyors and the origins of the farmstead may be associated with this area as a new holding within the landscape.

This character area lies to the south of Watling Street (A5) which follows the line of the Roman road. Little archaeological work has been carried out across this character area and it is consequently difficult to determine what impacts the road may have had on the pre-existing landscape and its relationship to the surrounding communities during the Roman and later periods. The road itself continued to be a dominant feature of the landscape.

4.16.2 Heritage values:

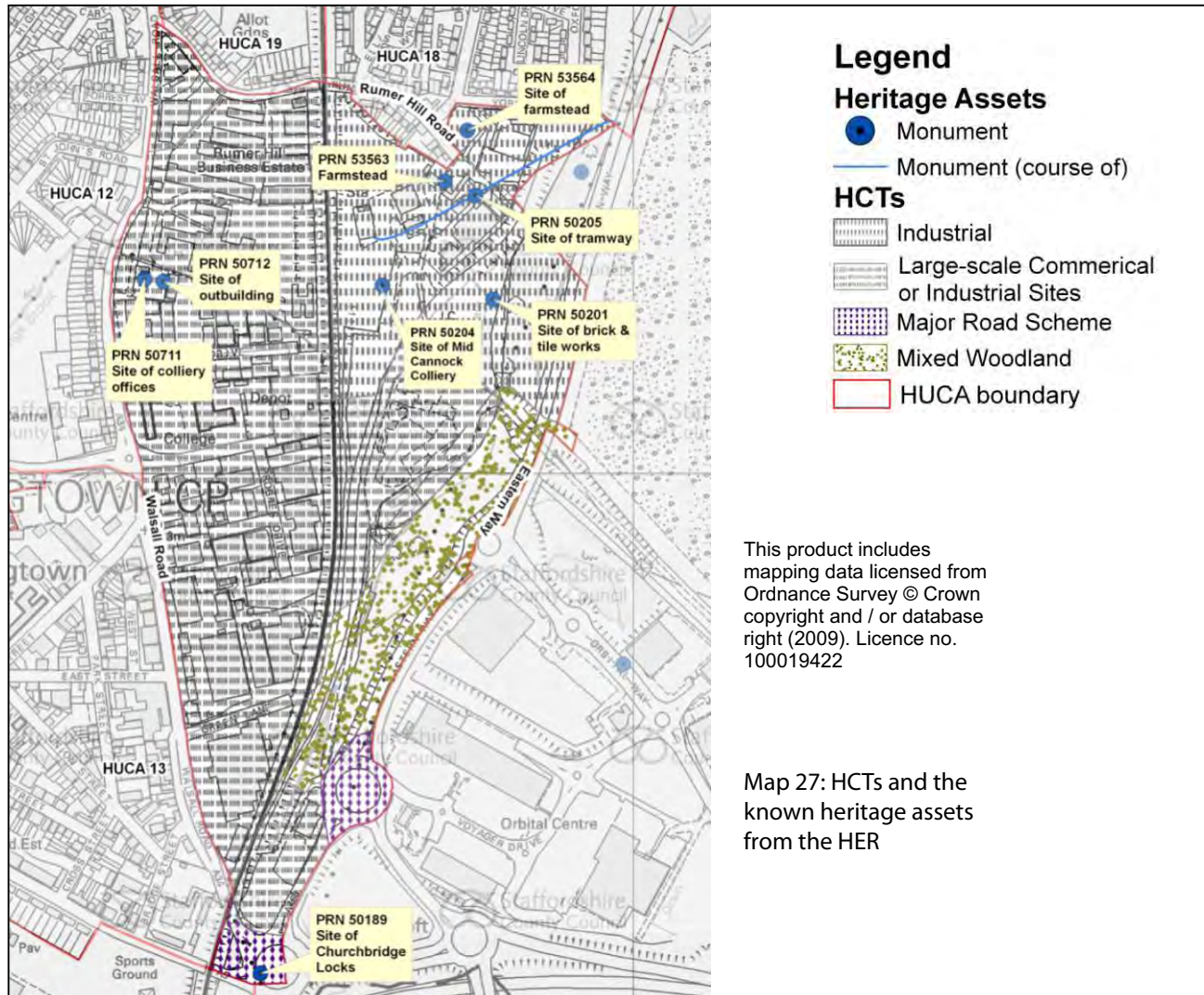
<p>Evidential value: There remains the potential for the HUCA to retain information regarding the earlier industrial history of the wider area and possibly earlier Prehistoric or Roman evidence. More recent development, within the character area, being industrial in nature may only have shallow foundations enhancing the potential for below ground archaeological deposits to survive in some areas. The surviving buildings at the former manure works also retain the potential for information regarding the operation of this site during the 19th and 20th centuries.</p>	<p>Medium</p>
<p>Historical value: There are few legible heritage assets within the character area, although the surviving buildings at the manure works are testimony to the long industrial history of the character area. Part of the line of the canal branch also survives as part of the new course of the brook.</p>	<p>Medium</p>
<p>Aesthetic value: The character area developed by means of piecemeal development albeit concentrated originally upon the source of power (the brook) and later by the line of the canal. The continued usage of surviving historic buildings within the HUCA would ensure that their survival and continued contribution to the understanding of the town's industrial heritage for future generations.</p>	<p>Low</p>
<p>Communal value: There is some retail within the HUCA although from a heritage perspective its value is low.</p>	<p>Low</p>

4.16.3 Recommendations

The assessment of the heritage values has identified an historical interest within the zone which largely relates to the potential for surviving below ground archaeological deposits relating to former industrial activity and extant historic industrial buildings. There is also the potential for evidence relating to the Roman Road.

- ◆ There is a moderate to low potential for below ground archaeological deposits to survive within the HUCA largely relating to specific sites. Where potential is recognised as part of an individual planning application archaeological evaluation and/or mitigation may be required to fulfil para. 128 of NPPF.

4.17 HUCA 17 – East of Bridgtown



14.17.1 Statement of heritage significance and built character

The character area is dominated by large industrial units mostly dating to the late 20th century although a number of mid 20th century sites also survive. The industrial origins of the character area, however, date back to the late 19th century when the Mid Cannock Colliery opened in the 1870s (cf. 2.6.3.4 and 2.7.2.4)²⁵¹. The colliery re-opened in the early 20th century and operated until the 1960s. The tramway marked on map 27 is associated with this site²⁵². In the 1930s the Cannock Associated Collieries Ltd opened their headquarters on the Walsall Road, although these premises were demolished in the early 21st century²⁵³.

A brick and tile works had also opened by the 1880s, but this appears to have closed by the 1920s²⁵⁴. The works probably supplied the suburban growth in Cannock and other areas of the modern District.

²⁵⁵ Staffordshire HER: PRNs 53563 & 53564

²⁵⁶ Piecemeal Enclosure: enclosure carried out by means of informal, verbal agreements between farmers who wished to consolidate their holdings (the individual strips spread across the open field system).

²⁵⁷ Staffordshire HER: PRN 53563

The two farmsteads indicated on map 27 to the north of the character area were associated with the small settlement of Rumer Hill (see HUCA 18)²⁵⁵. Some of the farm buildings may survive in the more southerly of the two sites. Both of these farmsteads represented an earlier phase in the history of the character area and both may have had late 18th century origins. It is possible that they were constructed to farm the newly created piecemeal enclosure²⁵⁶. These field systems were formed by the enclosure of the medieval open field system belonging to Cannock manor (cf. sections 2.4.3.2 and 2.5.2.1).

4.17.2 Heritage values:

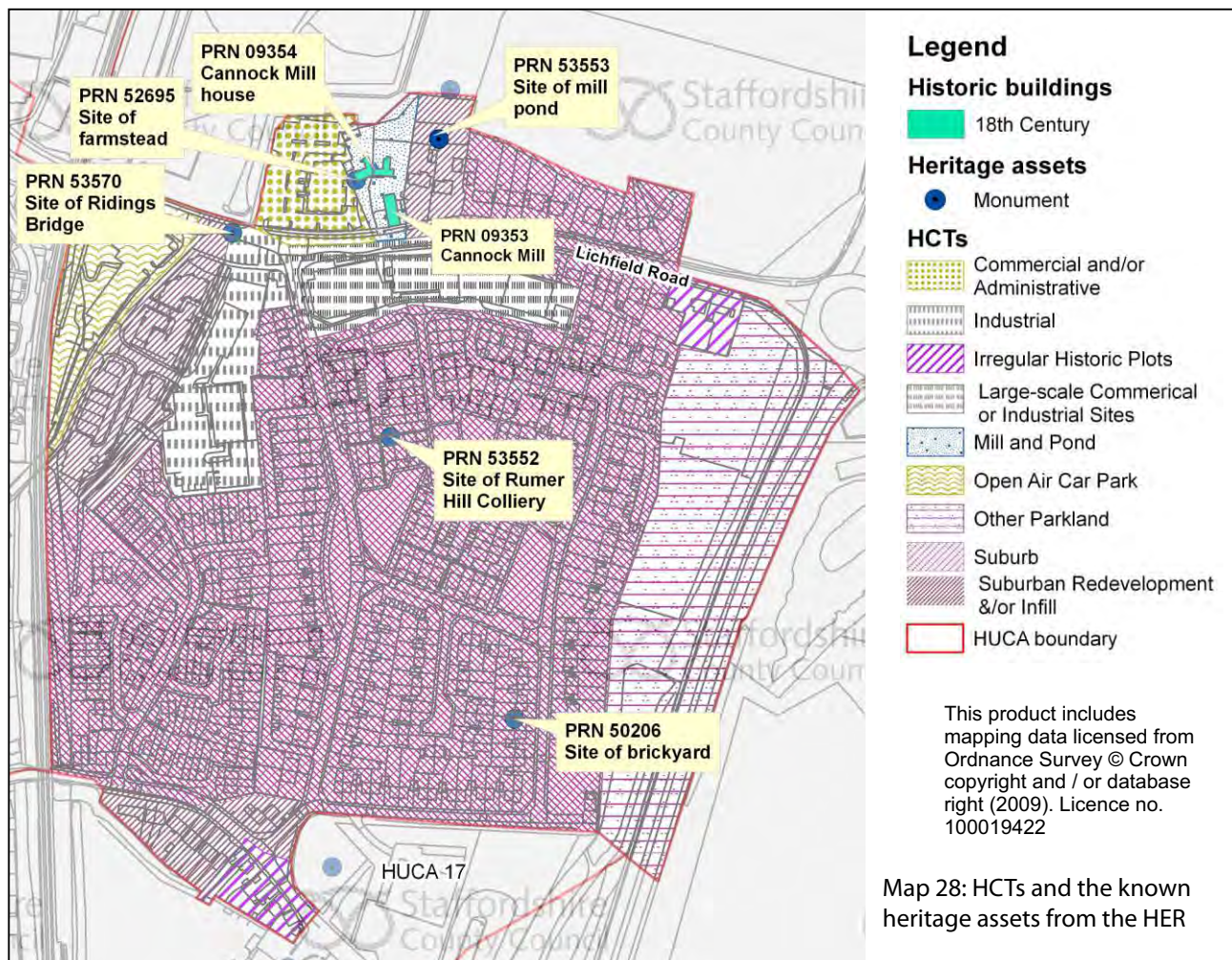
Evidential value: There is some potential for the survival of archaeological deposits which could help to elucidate the story of the character areas origins, particularly in relation to the settlement at Rumer Hill to the north.	Low
Historical value: There are few legible heritage assets within the character area, although there may be surviving buildings associated with the farmstead to the north of the character area ²⁵⁷ .	Low
Aesthetic value: The character area developed by means of piecemeal industrial development from the later 19th century onwards. On the whole the character area is dominated by its modern character.	Low
Communal value: There is some retail within the HUCA although from a heritage perspective its value is low.	Low

4.17.3 Recommendations

The HUCA is dominated by a late 20th century character. There is some potential for archaeological deposits to survive in the north of the HUCA.

- ◆ There is a moderate to low potential for below ground archaeological deposits to survive within the HUCA largely relating to specific sites. Where potential is recognised as part of an individual planning application archaeological evaluation and/or mitigation may be required to fulfil para. 128 of NPPF.

4.18 HUCA 18 – Rumer Hill



4.18.1 Statement of heritage significance and built character

The character area is bisected to the north by the Lichfield Road, which probably has its origins in at least the medieval period and was of particular importance from the late 12th century when the manor of Cannock came into the Bishop of Lichfield's ownership (cf. 2.4.4). The importance of the route is confirmed by the presence of a bridge over the Ridings Brook by at least the early 15th century, although a bridge may have been present by 1281²⁵⁸.

It is also likely that the Grade II listed Cannock Mill and mill house, which date to the late 18th century, had their origins in the medieval period as the lord of the manor's mill (cf. 2.4.3.3)²⁵⁹. The mill pond lay to the east of the mill and houses have been partially built upon its site during the late 20th century²⁶⁰. A farmstead which had stood to the west of the watermill may have had its origins in the 17th century; it was demolished in the later 20th century²⁶¹. Its presence may have been associated with the piecemeal enclosure of the landscape at a similar period. During the medieval period the landscape of the character area was dominated by the open field system belonging to Cannock manor.

Rumer Hill, to the south of the character area, is first recorded in documentary sources in the 13th century, but settlement is specifically mentioned in the 17th century²⁶². It is possible that the settlement relates to the enclosure of the open fields during the post medieval period although further research may elucidate the precise origins and nature of settlement here (see HCT 'Irregular historic plots' on map 28 and period of origin on map 29).

By the early 19th century the importance of agriculture within the character area appears to have declined in favour of mineral extraction. The Rumer Hill colliery had opened by 1832, although it only operated for approximately 20 years (cf. section 2.6.3.4). Following the demise of the colliery the landscape appears to have returned to agricultural use, although a small brick works had been established to the south east by the 1880s which presumably supplied the demand for bricks for the suburban expansion of the wider area²⁶³.

The earliest suburban development within the HUCA is the ribbon development along Lichfield Road dating to the early 20th century (area 1 on map 29). Area 2 on the same map had been constructed by the early 1960s and is dominated by brick built semi-detached houses. The late 20th century housing (area 3) is also brick built, but there is a greater diversity of housing type set within a road system of cul-de-sacs. To the west of this estate (HCT 'Suburban re-development and infill' on map 28) early 21st century apartment blocks have been constructed upon the site of an early 20th century gas works.

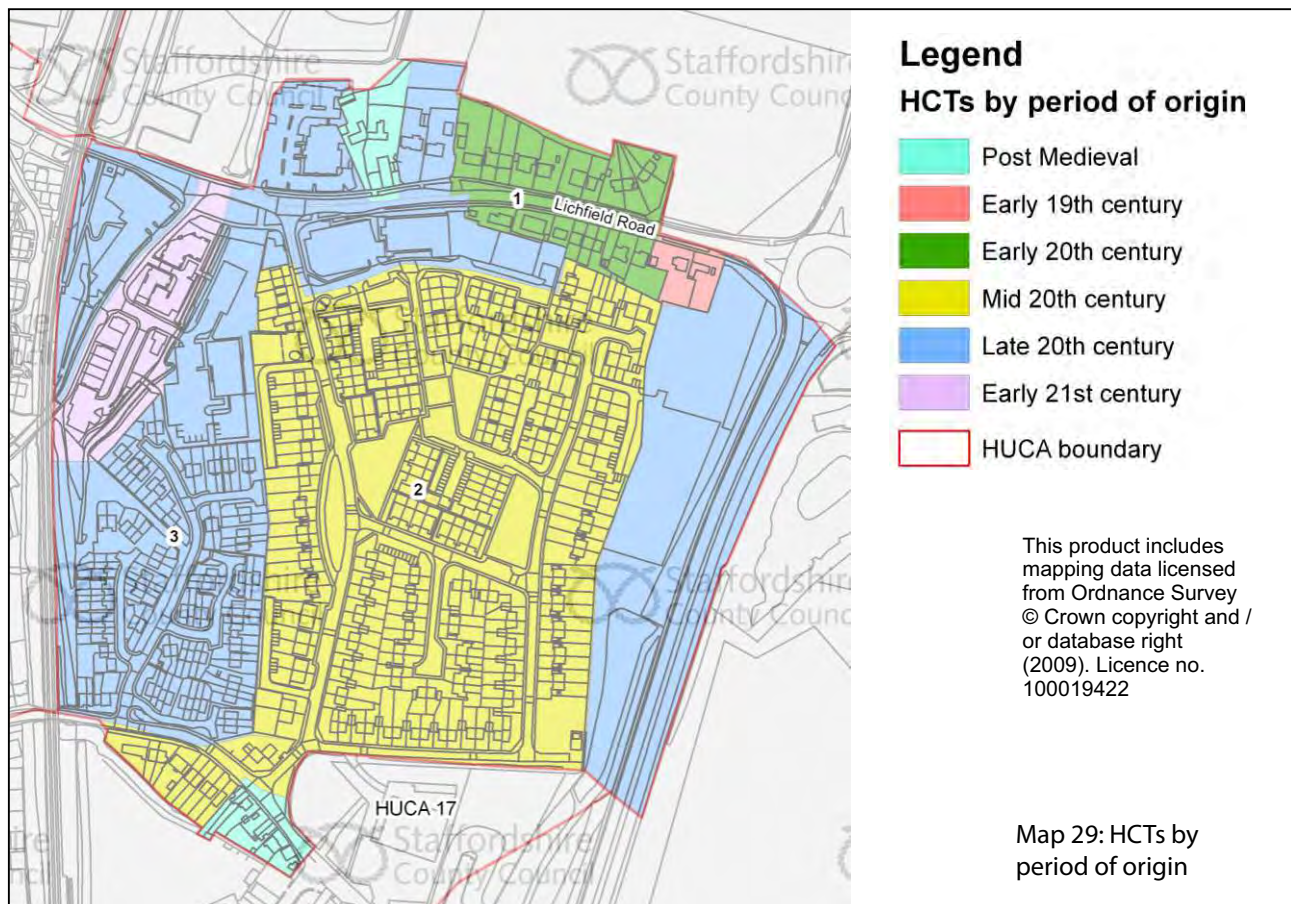
4.18.2 Heritage values:

<p>Evidential value: There is the potential within the character area for various heritage assets to contribute to an understanding of the history of Cannock either as part of the built environment or as below ground archaeological deposits particularly relating to Cannock Mill and settlement at Rumer Hill (to the south of the HUCA).</p>	<p>High</p>
<p>Historical value: Cannock mill and mill house have been recognised as being of national importance (both are Grade II Listed) and other historic buildings survive (particularly within HCTs 'Irregular historic plots' which contribute to the legibility of the historic environment within the character area).</p>	<p>High</p>
<p>Aesthetic value: The character area overall is the result of piecemeal change, with the site of the mill representing the earliest known site, although the 20th century suburbs have some regularity in the plan. The historic buildings all contribute to the town's local distinctiveness.</p>	<p>Medium</p>
<p>Communal value: There is some retail, although it mostly comprises residential dwellings and consequently from a heritage perspective its value is low.</p>	<p>Low</p>

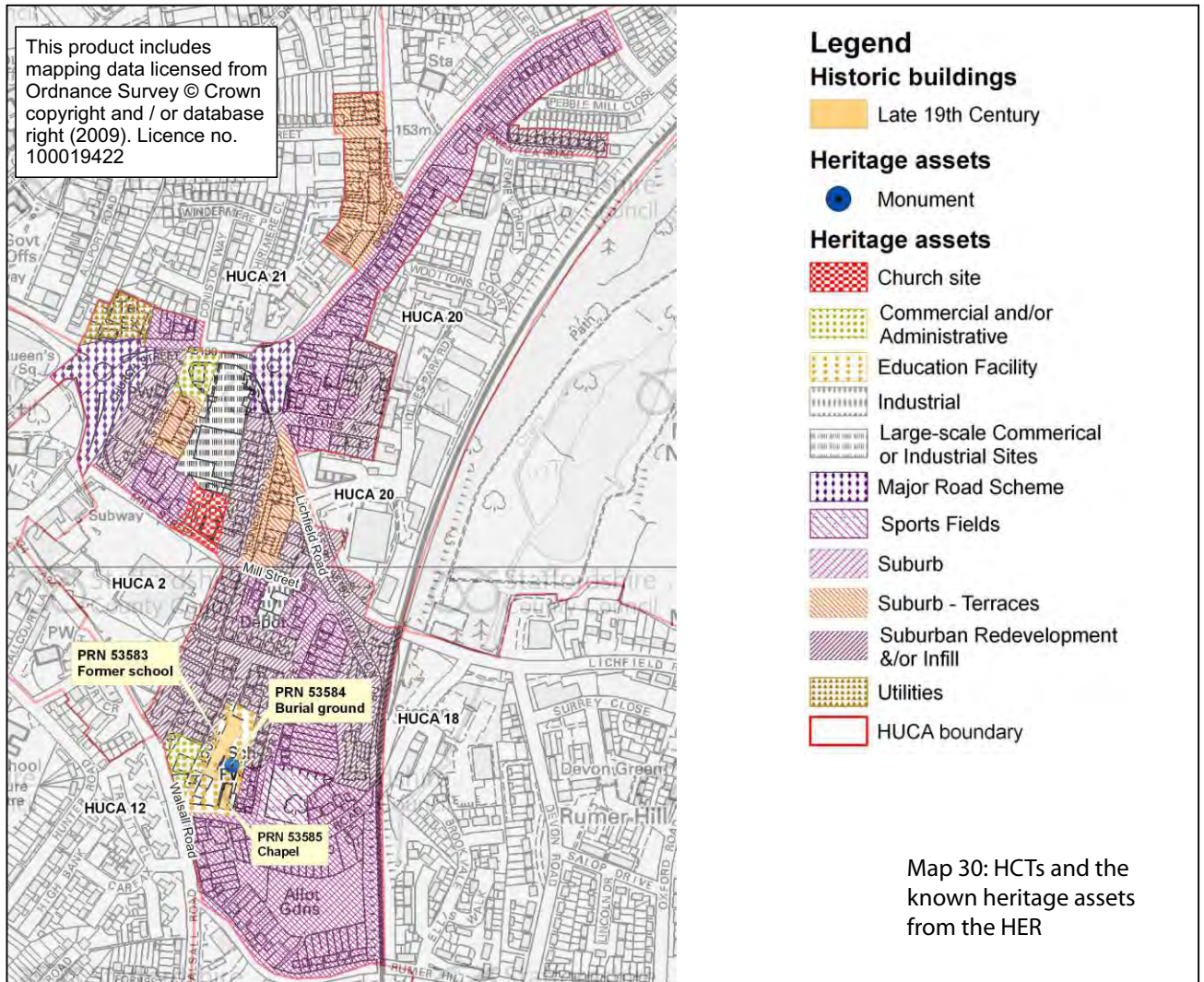
4.18.3 Recommendations

The assessment of the heritage values has identified that there is considerable historic interest within the HUCA. Of particular importance are the surviving historic buildings which include the unlisted houses along Lichfield Road and the Grade II Listed mill buildings. There is also the potential for surviving archaeological deposits relating to earlier activity on and around Cannock Mill as well as relating to the settlement at Rumer Hill.

- ◆ The Listed building and its setting is covered by paragraph 132 of NPPF. ²⁶⁴ Where any future development may impact upon this nationally important heritage asset the Cannock Chase District Conservation Officer should be consulted prior to any plans being submitted.
- ◆ The early 19th century properties could be considered for local listing where appropriate.
- ◆ Any significant change to the late 19th and early 20th century properties within the HUCA should be sympathetic and reflect the scale, massing, height, alignment, materials and use of the character of these historic buildings (para. 58 of NPPF). ²⁶⁵
- ◆ There is a high to moderate potential for below ground archaeological deposits to survive within the HUCA largely relating to specific sites. Where potential is recognised as part of an individual planning application archaeological evaluation and/or mitigation may be required to fulfil paragraph 128 of NPPF.



4.19 HUCA 19 – North east of Cannock



4.19.1 Statement of heritage significance and built character

The character area represents the growth of the town from the mid 19th century. There are several areas where 19th century brick terraced houses survive including to the north of Mill Street where they were constructed upon a grid street pattern of similar date (cf. map 30). A comparison of maps 30 and 31 reveal where the 19th and early 20th century suburban development survives. Much of this represents ribbon development along pre-existing roads and is dominated by detached and semi-detached houses.

Re-development has occurred throughout the character area during the late 20th century as indicated on maps 30 and 31. Despite this the 19th century street infrastructure largely survives particularly to the south of Mill Street where a grid pattern still predominates. Individual historic properties also survive within the late 20th century HCT 'Suburban re-development or infill'. One of the historical focal points, which survives in the area of late 20th century re-development, is the former mid 19th century brick school which stands on Walhouse Street (map 30)²⁶⁶.

Map 31 also notes areas of post medieval settlement to the west of the character area which probably represents suburban development by the late 18th century. Archaeological investigation may reveal that further information regarding the expansion of the town survives in these areas. The majority of the character area remained agricultural in nature prior to the mid 19th century. In the medieval period it had formed part of the open field system belonging to Cannock manor, which was enclosed piecemeal during the post medieval period (cf. 2.4.3.2 and 2.5.2.1).

4.19.2 Heritage values:

<p>Evidential value: There is some potential for understanding the growth of the town from the late medieval period into the early 20th century within this character area from both the survival of below ground archaeological deposits (particularly along Mill Street), but also from an analysis of the surviving historic buildings. The buildings in particular have the potential to inform the social and economic history of the town from the late 19th century.</p>	<p>Medium</p>
<p>Historical value: The 19th century suburban origins of the character area are still legible within the townscape in the street layout and surviving housing (see maps 30 and 31).</p>	<p>Medium</p>
<p>Aesthetic value: There is evidence of planning within the character area in the survival of the road system, however, during the 20th century it has been subject to piecemeal redevelopment which has reduced the aesthetic value of heritage assets. However, those surviving buildings and the street pattern contribute to the town's local distinctiveness.</p>	<p>Medium</p>
<p>Communal value: Comprises mostly domestic dwellings and from a heritage perspective its value is limited.</p>	<p>Low</p>

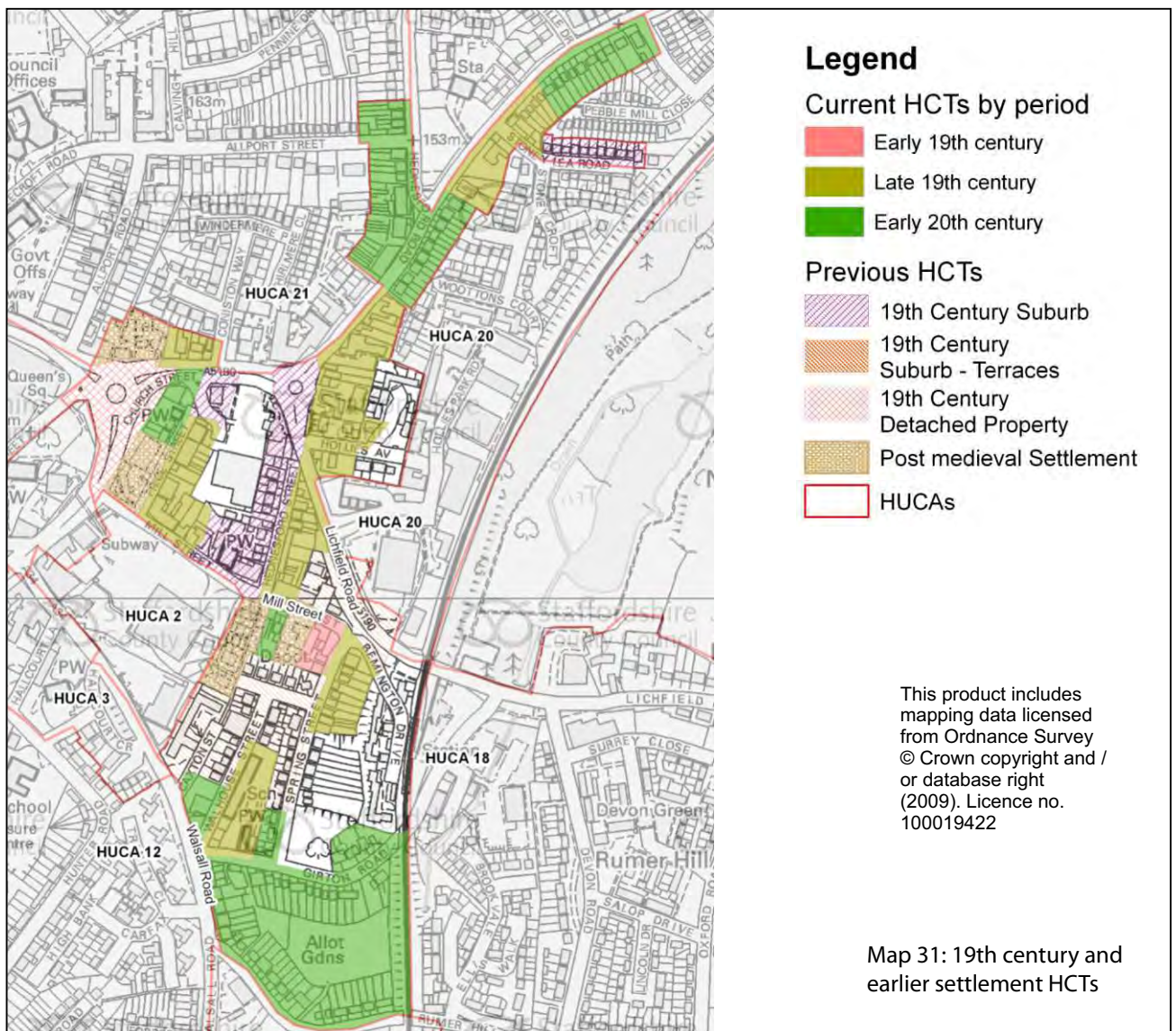
4.19.3 Recommendations

The character of the late 19th and early 20th century suburban expansion, comprising the grid street pattern and extant historic buildings, survive to a high degree despite areas of subsequent re-development.

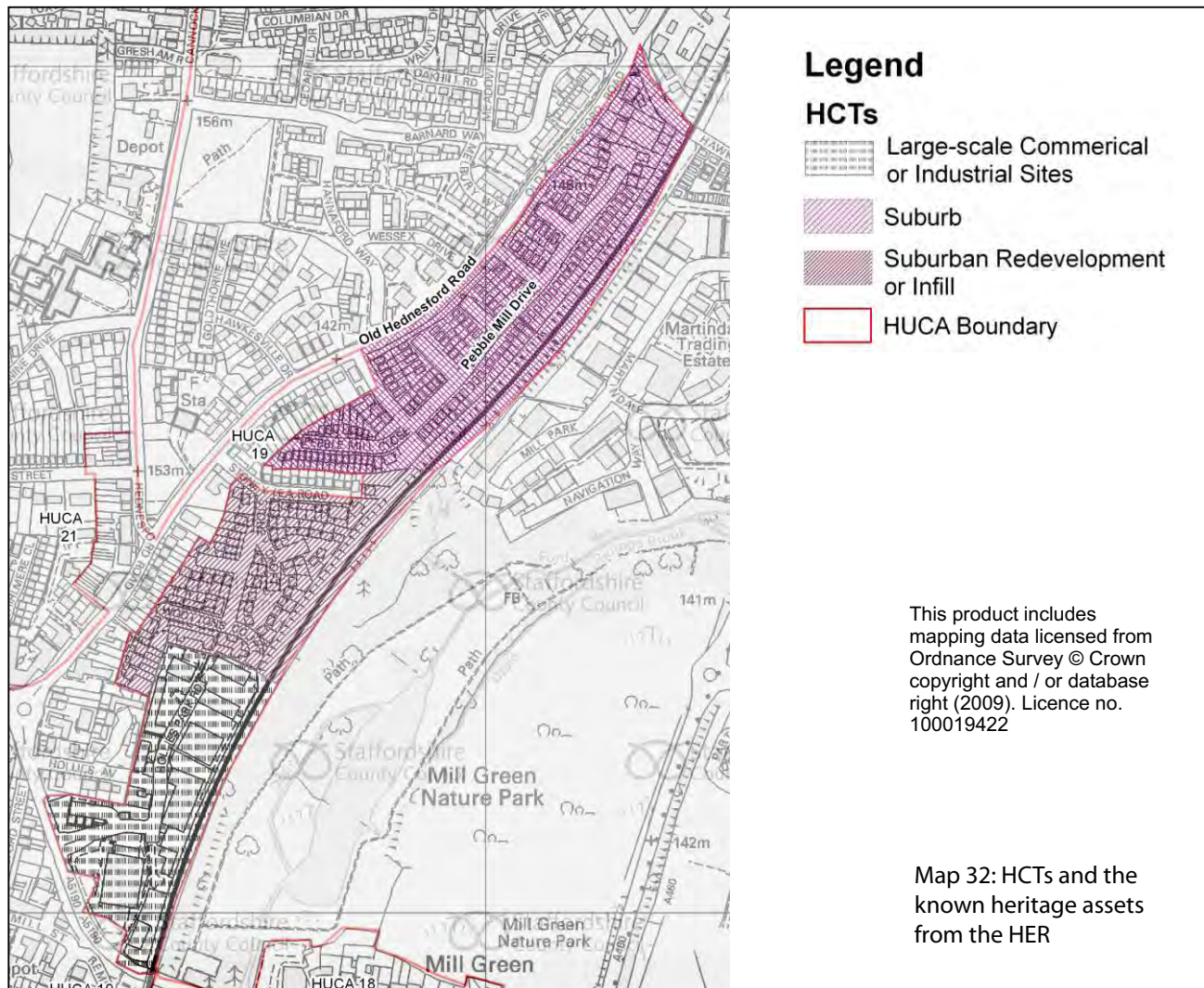
- ◆ The extant historic properties, including the former school, could be considered for local listing where appropriate.
- ◆ The heritage assets could make a positive contribution to economic regeneration of the town. In particular the promotion of the re-use of historic buildings to contribute to sustainable development is recommended (paras. 126 and 131 of NPFF). High quality design which is

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

- ◆ There is a moderate potential for below ground archaeological deposits to survive within the HUCA largely relating to specific sites. Where development may result in the loss of these heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance; this is supported in para. 128 of NPPF²⁶⁷.



4.20 HUCA 20 – Old Hednesford Road



4.20.1 Statement of heritage significance and built character

The character area had formed part of the medieval open field system belonging to Cannock manor. The landscape was enclosed piecemeal during the post medieval period (cf. 2.4.3.2 and 2.5.2.1). The earliest development had occurred to the south of the character area (HCT 'Large-scale commercial or industrial sites' on map 32) by 1880 when a small brewery was operating. Development intensified across this area during the 20th century and represents a mix of industrial/commercial and residential.

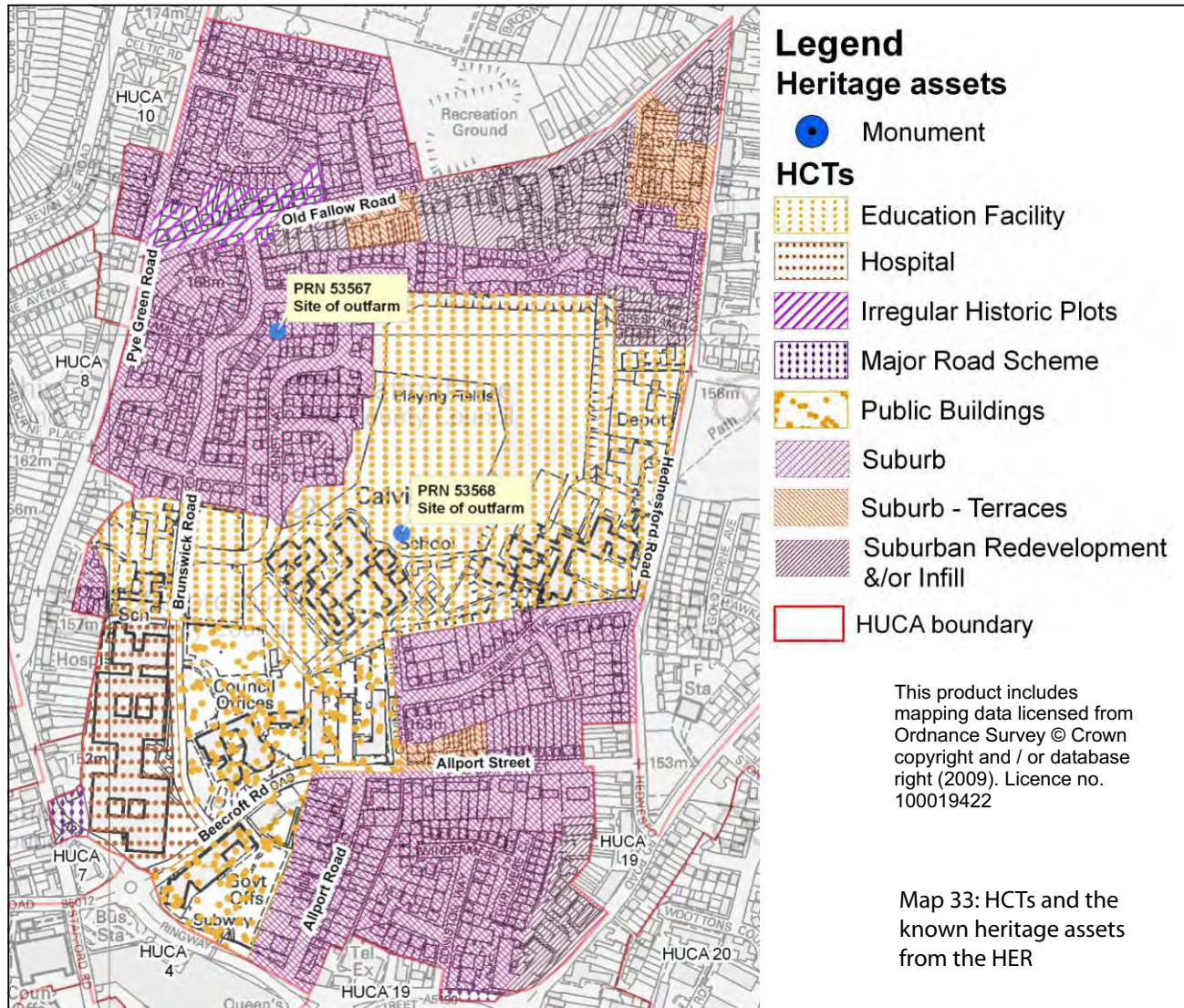
4.20.2 Heritage values:

Evidential value: The area had been in agricultural use from at least the medieval period until the mid 20th century. The intensive development within this HUCA would suggest that few opportunities exist for archaeological deposits to be recorded.	Low
Historical value: There are few legible heritage assets within the character area	Low
Aesthetic value: The development of the character area has been largely piecemeal, although housing estates are present to the north. From a heritage perspective its value is limited.	Low
Communal value: Comprises mostly domestic dwellings and from a heritage perspective its value is limited.	Low

4.20.3 Recommendations

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

4.21 HUCA 21 – Calving Hill



4.21.1 Statement of heritage significance and built character

Calving Hill originated as one of the open fields belonging to Cannock manor and is recorded in documentary records between circa 1300 and 1640²⁶⁸ (cf. 2.4.3.2). Map 3 (under section 2.4) reveals that the field appears to have covered much of the character area. It was enclosed during the post medieval period, although the medieval field name has survived. The two outfarms recorded on map 33 may have their origins in the post medieval period following the enclosure of the landscape²⁶⁹. To the north and west of the character area heathland survived into the 19th century. It appears from the map of Cannock parish (1845) that the line of Pye Green Road may have had its origins as a drove way bringing animals down from the pasture lands on Cannock Chase to the north either into the town's market or onto other destinations (cf. HUCA 8). The extent of the heathland within the character area by the medieval period is shown on map 35 in Appendix 1. The heathland was enclosed following an Act of Parliament (1868) to create a planned field system (compare maps 37 and 40 in Appendix 1).

The earliest settlement within the character area may have been associated with the creation of the circa 1868 planned enclosure along Old Fallow Road, whose origins appear to date to a similar period. Cottages and short terraces, of 19th century date, survive within the HCT 'Irregular historic plots' one of which may date to the early 19th century (maps 33 and 34).

The suburban development of the character area largely dates from the early 20th century, other than a few surviving properties along Allport Street and Allport Road which are of 19th century date (see maps 33 and 34). These two roads had been laid out by 1880, but development did not begin to occur until the final decade of the century.

The 20th century HCTs 'Public buildings' and 'School/college' dominate the centre of the character area.

4.21.2 Heritage values:

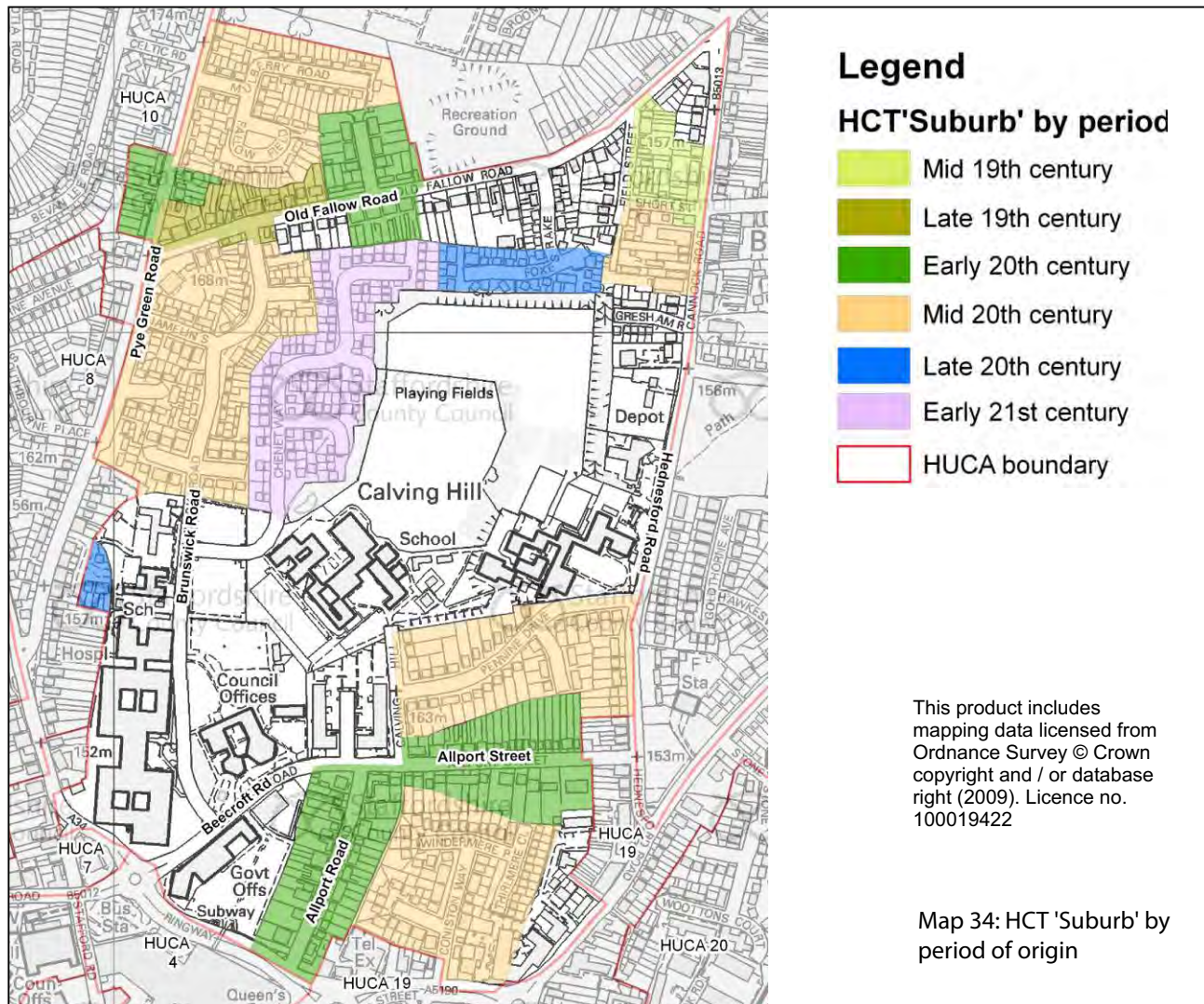
<p>Evidential value: There is little evidence that there is likely to be below ground archaeological remains associated with earlier settlement other than the sites of the two outfarms (see map 31). A number of 19th century houses survive some of which may represent squatter properties along Old Fallow Road. The survival of these earlier buildings have the potential to inform the social and economic history of the town from the late 19th century.</p>	<p>Low</p>
<p>Historical value: The development of this area as one of the suburbs of Cannock can be discerned within the townscape (see map 33).</p>	<p>Low</p>
<p>Aesthetic value: It is clear from the two maps that the development of the character area has been piecemeal with little overall planning to be discerned. The survival buildings of different periods contribute to the piecemeal character of the HUCA.</p>	<p>Medium</p>
<p>Communal value: Comprises mostly domestic dwellings and from a heritage perspective its value is limited.</p>	<p>Low</p>

4.21.3 Recommendations

The assessment of the heritage values reveals that there is little of historic interest within the HUCA apart from a number of surviving late 19th century and early 20th century houses.

- ◆ The heritage assets could make a positive contribution to economic regeneration of the town. In particular the promotion of the re-use of historic buildings to contribute to sustainable development is recommended (paras. 126 and 131 of NPPF). High quality design which is sympathetic to the historic built fabric is the key to retaining the local character of the area as identified in Bullet Point 4 of para. 17 (Core planning principles) of NPPF²⁷⁰.

- ◆ Specific historic buildings may be considered for local listing where they comply with the guidelines for designation.



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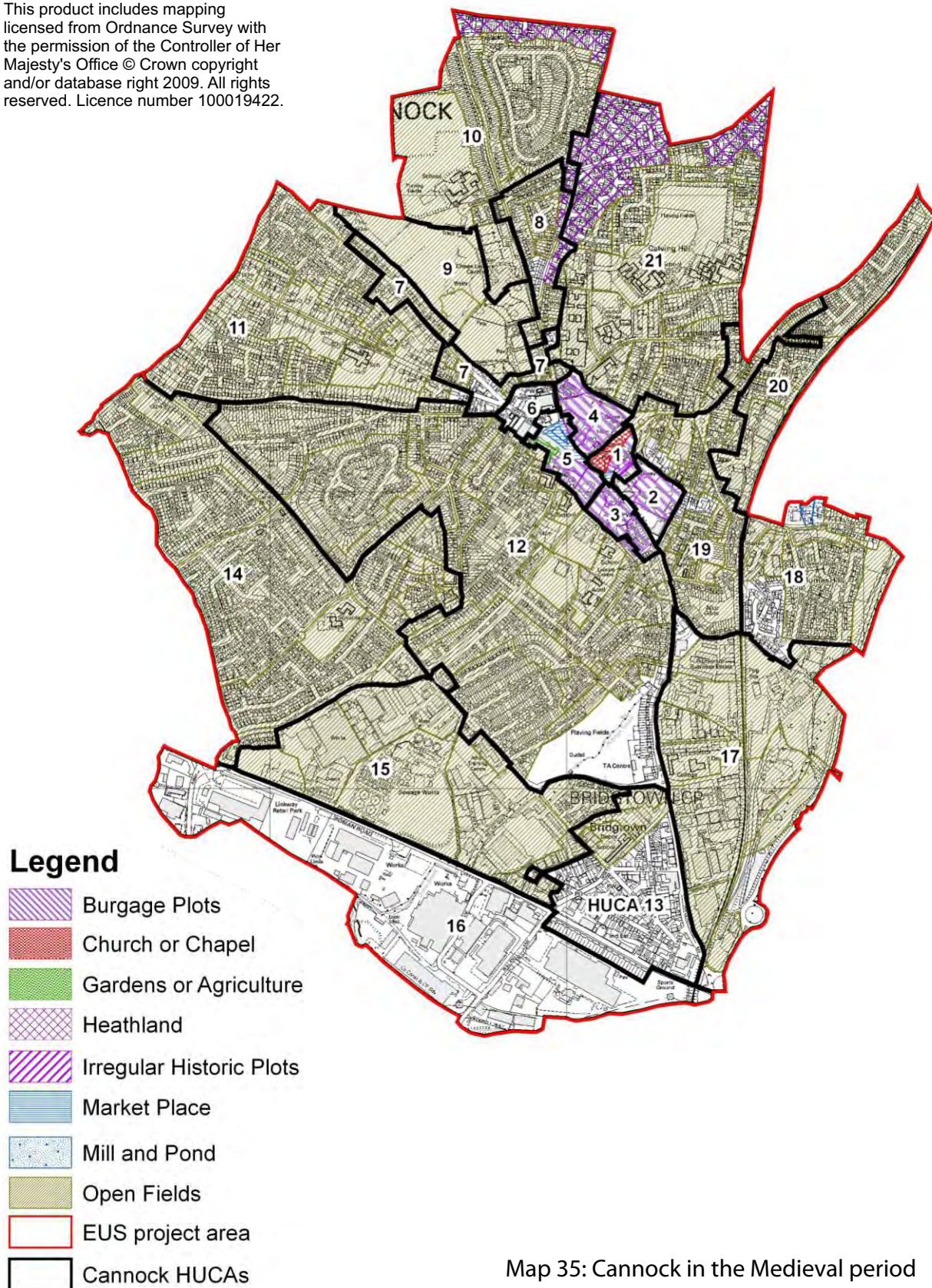
Maps:

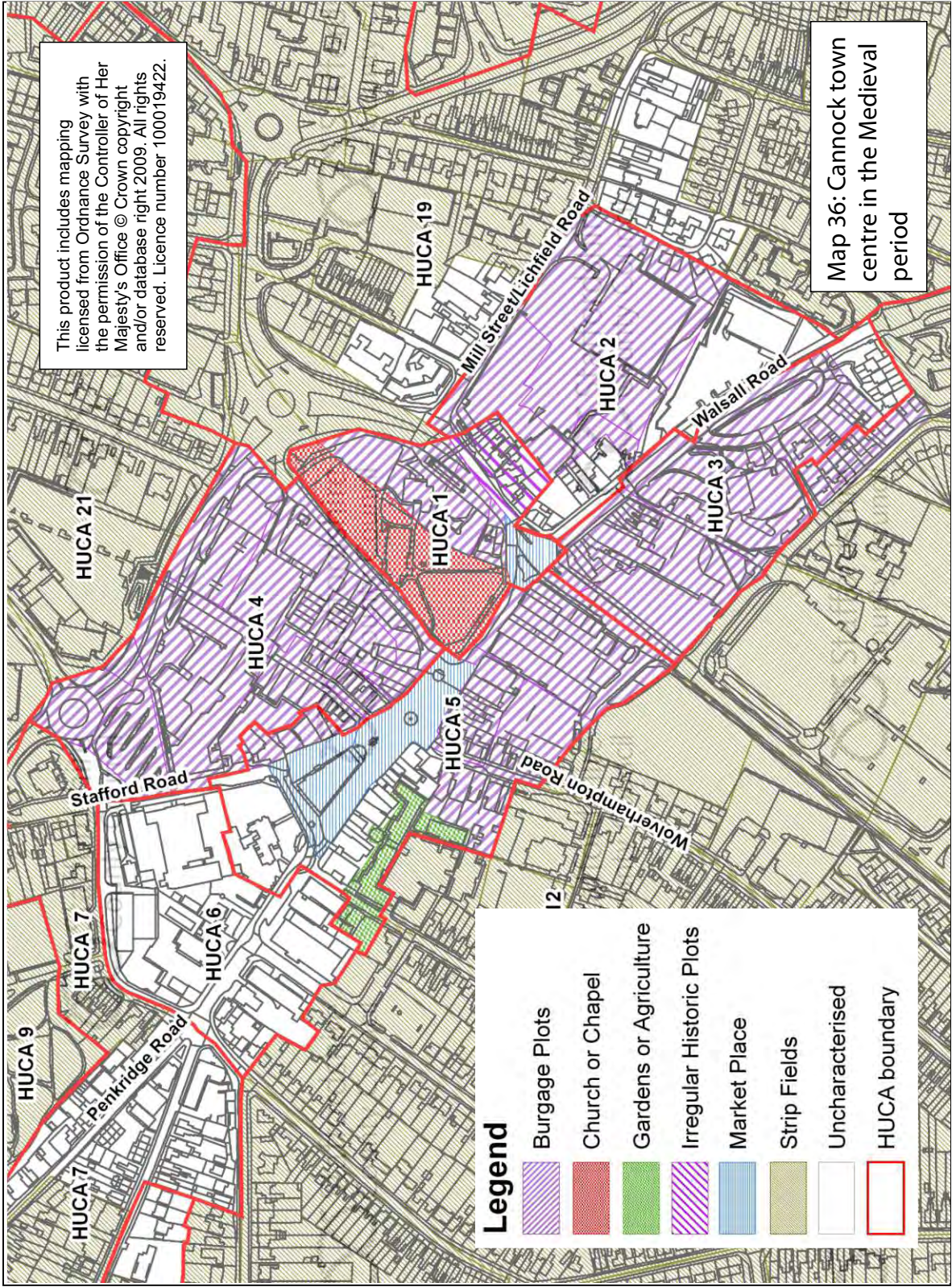
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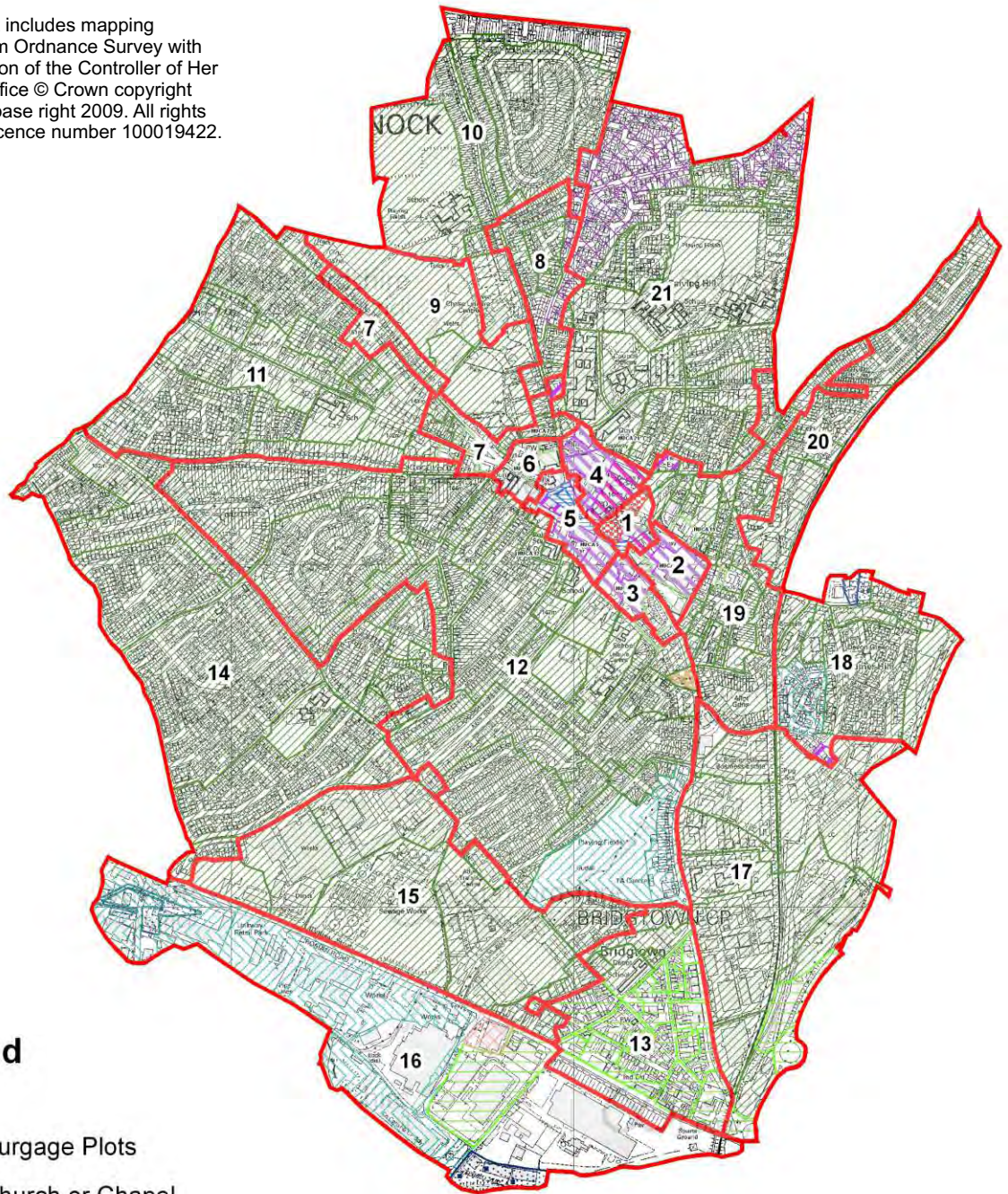
Appendix 1 - Maps

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








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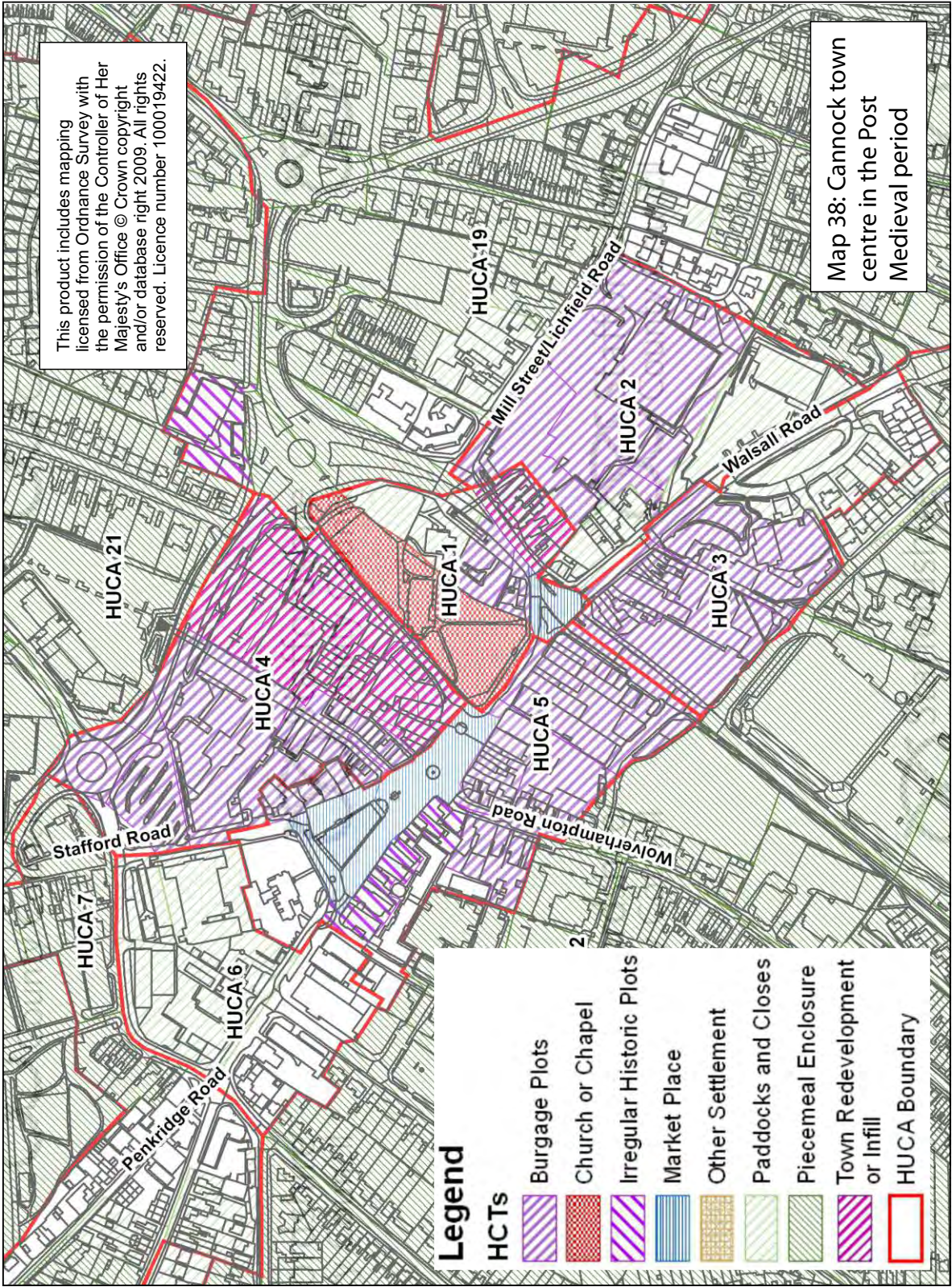


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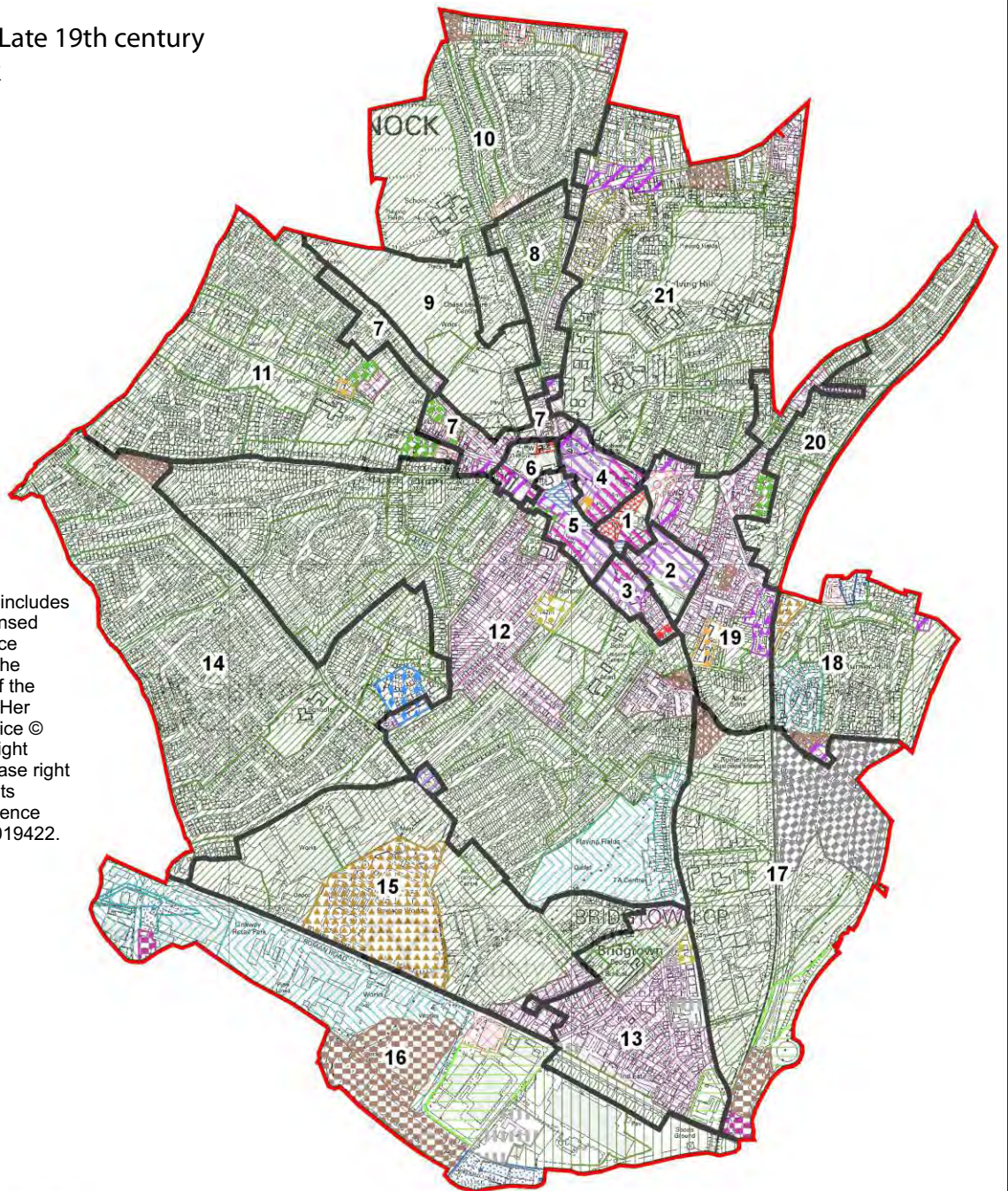
HCTs

- | | | | |
|---|---------------------------------|---|--------------------------------|
|  | Burgage Plots |  | Other Settlement |
|  | Church or Chapel |  | Paddocks and Closes |
|  | Detached Property |  | Piecemeal Enclosure |
|  | Heathland |  | Rectilinear Fields |
|  | Irregular Historic Plots |  | Town Redevelopment &/or Infill |
|  | Market Place |  | HUCA Boundary |
|  | Mill and Pond | | |
|  | Miscellaneous Floodplain Fields | | |

Map 37: Cannock in the Post Medieval period



Map 39: Late 19th century Cannock

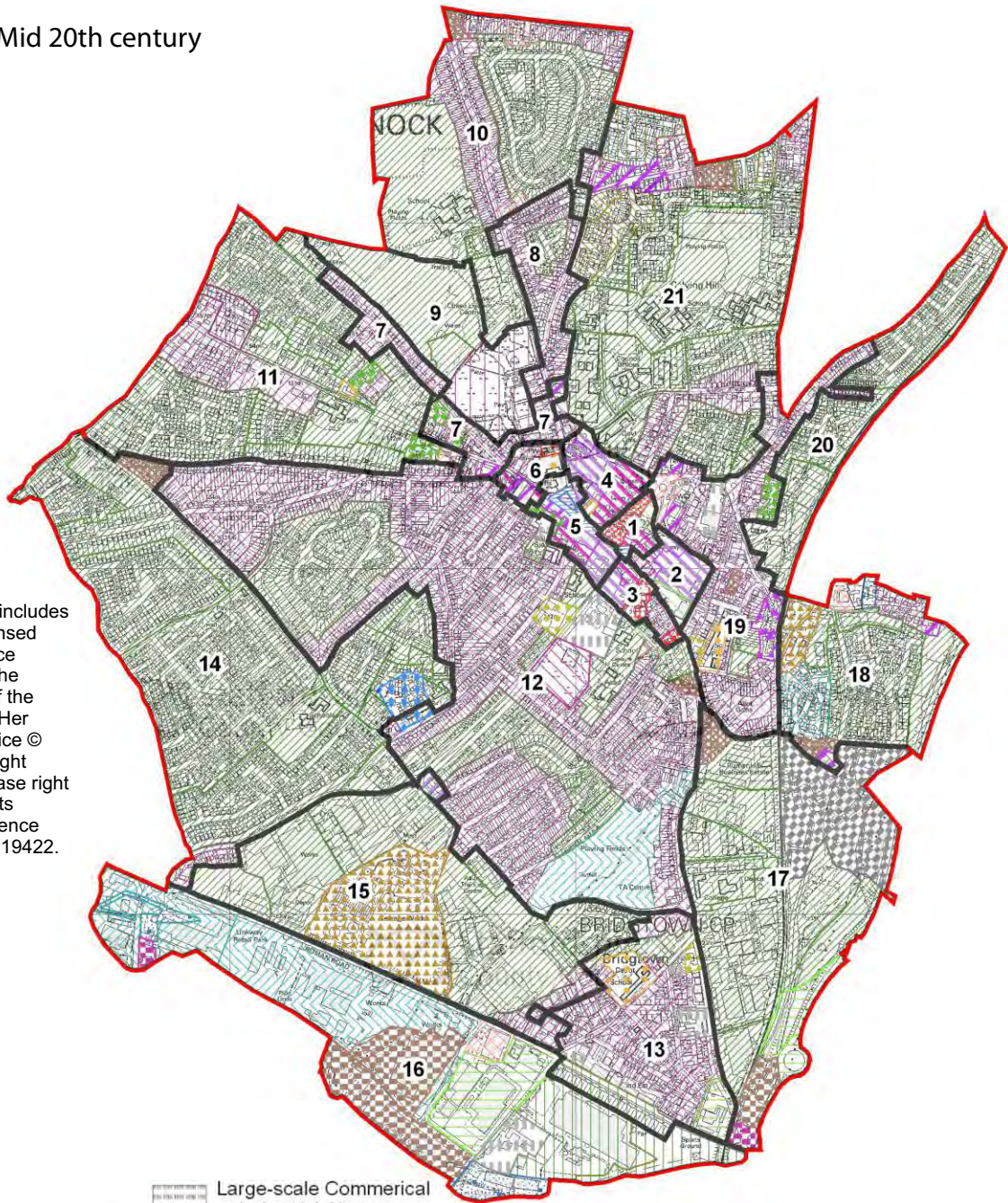


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Legend

Brick & Tile Works	Industrial	Planned Enclosure	Suburb - Terraces
Burgage Plots	Irregular Fields	Other Parkland	Town Redevelopment &/or Infill
Coal Mines	Irregular Historic Plots	Other Settlement	Utilities
Church or Chapel	Market Place	Public Buildings	Vacant Plot
Commercial and/or Administrative	Mill and Pond	Railway Sidings/Stator	Workers Cottages
Detached Property	Miscellaneous Floodplain Fields	Rectilinear Fields	Workhouse
Education Facility	Paddocks & Closes	Squatter Enclosure	HUCA Boundary
Gardens or Agriculture	Piecemeal Enclosure	Suburb	

Map 40: Mid 20th century
Cannock



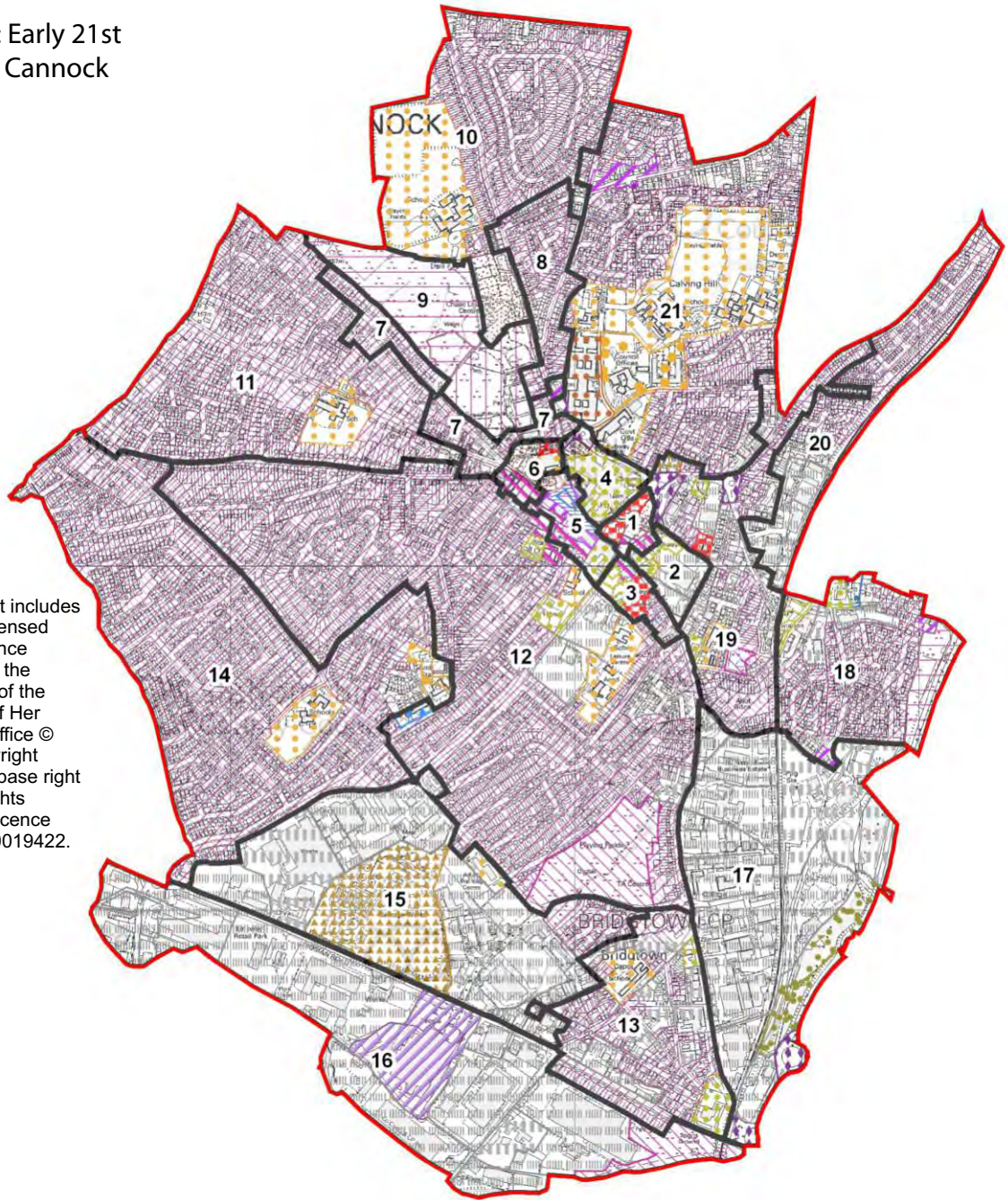
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Legend

	Brick & Tile Works		Market Place		Parks and Gardens		Suburb - Terraces
	Burgage Plots		Mill and Pond		Piecemeal Enclosure		Suburban Redevelopment &/or Infill
	Church or Chapel		Miscellaneous Floodplain Fields		Railway Sidings/Station		Town Redevelopment &/or Infill
	Commercial and/or Administrative		Municipal Park		Planned Enclosure		Utilities
	Detached Property		Open Air Car Park		Rectilinear Fields		Vacant Plot
	Education Facility		Other Non Residential Development		Sports Fields		Workers Cottages
	Gardens or Agriculture		Other Parkland		Squatter Enclosure		Workhouse
	Industrial		Other Settlement		Suburb		HUCA Boundary
	Irregular Historic Plots		Paddocks & Closes				

Map 41: Early 21st century Cannock

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Legend

- | | | | | |
|----------------------------------|--------------------------|--|-----------------------------------|------------------------------------|
| Burgage Plots | Irregular Historic Plots | Large-scale Commercial or Industrial Sites | Other Non Residential Development | Suburban Redevelopment &/or Infill |
| Church or Chapel | Major Road Scheme | Market Place | Other Parkland | Town Redevelopment &/or Infill |
| Commercial and/or Administrative | Mill and Pond | Public Buildings | Sports Fields | Utilities |
| Detached Property | Mixed Woodland | Suburb | Suburb - Terraces | Vacant Plot |
| Education Facility | Municipal Park | Suburb | Workhouse | HUCA Boundary |
| Hospital | Open Air Car Park | | | |
| Industrial | | | | |



Staffordshire Extensive
Urban Survey

Cannock

Historic Character Assessment



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Historic Environment Team
Staffordshire County Council

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

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December 2009