

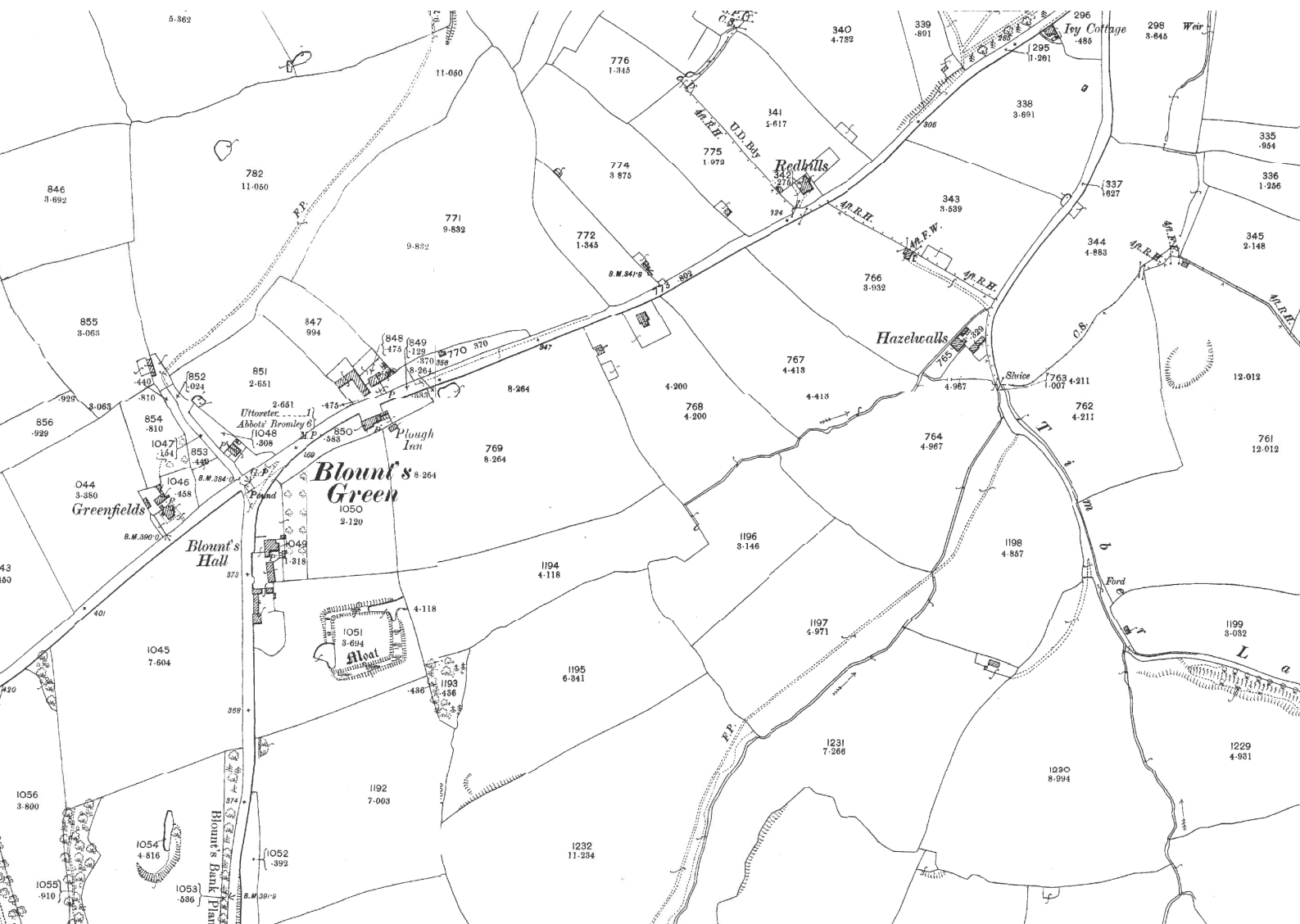
# BLOUNT'S HALL FARM / HAZELWALLS

Uttoxeter, Staffordshire

## Retrospective Historic Building Record, 2021

East Staffordshire Borough Council

Planning Ref.: **P/2015/01497**



**Project Data: Summary**

**Project No.:** 2021-003

**Site Name:** Blount's Hall Farm and Hazelwalls, Uttoxeter, Staffordshire

**Project Type:** Historic Building Record (Retrospective)

**County:** Staffordshire  
**Parish:** Uttoxeter CP  
**Local Authority:** East Staffordshire Borough Council

**NGR:** SK 08008 32486 (Blount's Hall) and SK 08620 32655 (Hazelwalls)

**Planning Refs.** P/2015/01497

**Statutory Designations:** none

**Staffordshire HER:** not included

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**Prepared by:** Ric Tyler MCI(A)  
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v1.DRAFT	28.04.2021	R Tyler MCI(A)	Draft for review/comment
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**Cover image:** Extract of Ordnance Survey 2<sup>nd</sup> edition 25in. map of 1901

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**BLOUNT'S HALL FARM AND HAZELWALLS**

Uttoxeter, Staffordshire

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**Appendix A:** Written Scheme of Investigation

## BLOUNT'S HALL FARM AND HAZELWALLS

Uttoxeter, Staffordshire

### Retrospective Historic Building Record, 2021

Planning Ref.: P/2015/01497

#### Summary

*The current report outlines the results of a programme of retrospective historic building recording (HBR) completed in April 2021 in respect of two recently demolished farmhouses and associated outbuildings at Blount's Hall Farm, Blount's Green, Uttoxeter ST14 8DR and Hazelwalls, Timber Lane, Uttoxeter, ST14 8DQ, Staffordshire. Both sites lay within an area allocated for residential development under the East Staffordshire Local Plan, 2012-2031. The current study was prepared, under the terms of National Planning Policy Framework, at the request from Mr. Nick Cooke of RPS Group working on behalf of developers Barratt Homes / David Wilson Homes in response to a condition of planning consent for the large-scale residential development of the Hazelwalls site (ref. P/2015/01497; Condition 12).*

*Neither Blount's Hall Farm nor Hazelwalls, or any of their constituent buildings, were included on the Statutory List of Buildings of Special Historical or Architectural Interest, nor did they lie within a designated Conservation Area. Neither farmstead is included on the Staffordshire Historic Environment Record (HER) although the buildings were identified during the planning process related to the current development scheme as buildings of heritage interest, worthy of consideration as the project progressed to implementation. As the result of an unfortunate misunderstanding regarding the scope of work covered by the planning condition, however, the farm complexes were demolished without prior recording being completed and the programme of work presented here is thus necessarily 'retrospective' in nature, undertaken to generate as complete a record as possible from limited, third-party sources.*

*Blount's Hall Farm was located at Blount's Green, on the east side of the Abbots Bromley Road immediately south of its junction with the A518 Stafford Road. It comprised a medium sized farmstead of late 18<sup>th</sup>-/early-19<sup>th</sup>-century date, historically associated with land holdings extending to c.124A, and was largely in place by the time of the Uttoxeter Woodlands tithe map of 1839. The farmstead occupied a distinctive, dispersed linear plan with the farmhouse sited to the north, oriented west towards the road, and a series of discrete agricultural outbuildings extending 'in line' to the south thereof flanking the eastern side of the Abbots Bromley Road. The demolished buildings included the farmhouse with adjacent dovecote tower, a cowhouse, stable/hay loft and outhouse, together with later (20<sup>th</sup> century) Dutch barn, cart shed and stables. A number of associated early ranges, evident on historical mapping, were demolished in the late-20<sup>th</sup> century, though the farmstead retained a good proportion of its original ranges and thus a high heritage value.*

*Hazelwalls was considerably later in origin, first mentioned in 1898 and first illustrated on the Ordnance Survey 25in. map of 1901. It was located to the western side of Timber Lane, south of the Stafford Road and c.0.75km south-west of Balance Hill; originally occupying a relatively remote, isolated site, the core farmstead buildings were later encroached upon by expanding residential development to the north and east during the later-20<sup>th</sup> century such that, prior to demolition, they were sited at the south-western fringe of the suburban area. The farmstead comprised a compact, loose 'U'-shaped complex centred on a modest brick-built farmhouse, with a working yard to the north-east*

*thereof, accessed directly from Timber Lane, and flanked to north-west and south-east by opposing linear groups of outbuildings of varying date. To the south of the historical 'core', a series of standard utilitarian, steel-framed storage and animal shelter sheds had been introduced in the late-20<sup>th</sup> century, significantly impacting upon the setting of the earlier buildings.*

*Of the two sites, Blount's Hall was the more significant on account of its greater age, the quality and preservation of its traditional buildings, and the lesser impact of accretive development and intrusive modern structures. The current study has allowed for a basic descriptive and graphic record of the former farmsteads to be made, so far as possible from available records, broadly commensurate with a hybrid 'Level 1/2' standard as defined by Historic England in 'Understanding Historic Buildings: A Guide to Good Recording Practice', as agreed at the outset of the project. The current report essentially presents a 'point in time' record of the farmsteads prior to demolition. A review of available documentary sources has allowed for a broad context to be established within which to interpret the recorded farmsteads and to trace patterns of historical ownership/occupation.*

# BLOUNT'S HALL FARM AND HAZELWALLS

Uttoxeter, Staffordshire

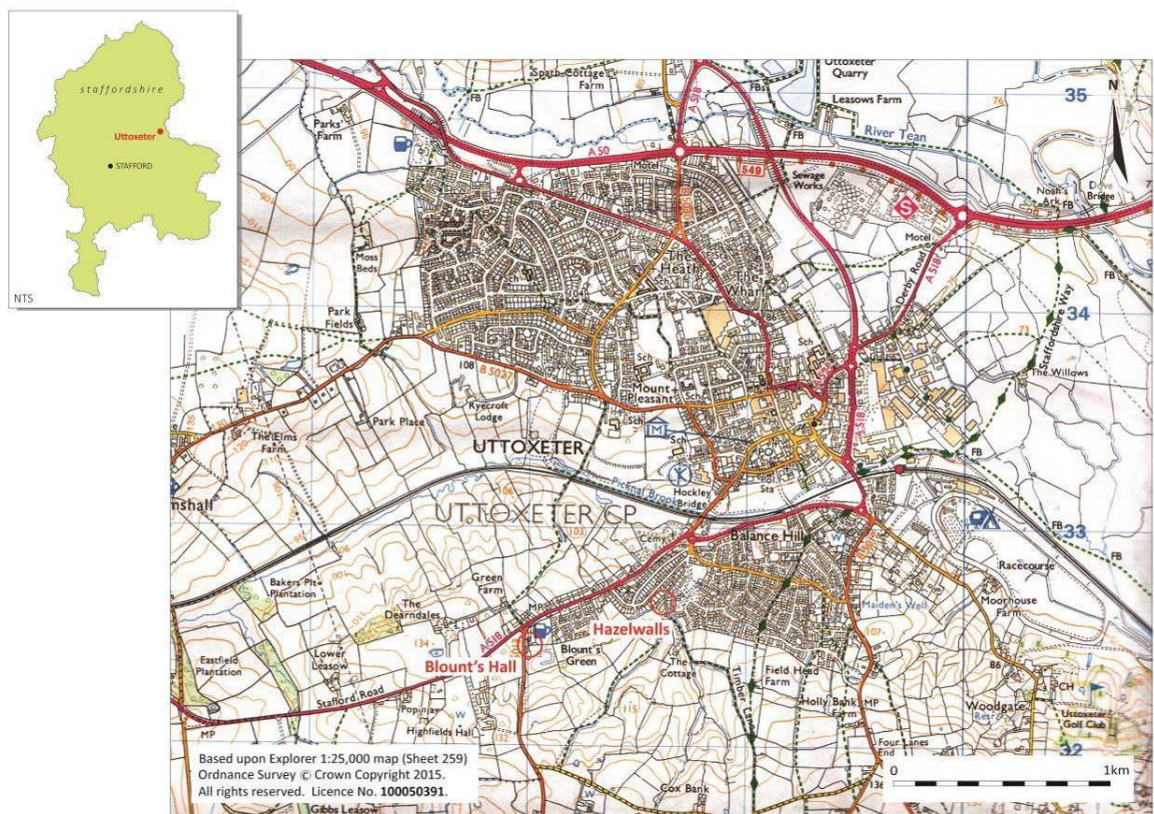
## Retrospective Historic Building Record, 2021

Planning Ref.: P/2015/01497

### 1 INTRODUCTION

#### 1.1 Introduction to the Project

- 1.1.1 The current report outlines the results of a programme of retrospective historic building recording (HBR) completed in April 2021 in respect of two recently demolished farmhouses and associated outbuildings at Blount's Hall Farm, Blount's Green, Uttoxeter ST14 8DR and Hazelwalls, Timber Lane, Uttoxeter, ST14 8DQ, Staffordshire (see inset below). It has been prepared at the request from Mr. Nick Cooke of RPS Group, working on behalf of Barratt Homes / David Wilson Homes in response to a condition of planning consent for the large-scale residential development of the Hazelwalls site (see §.1.3).



Blount's Hall and Hazelwalls: Site Locations



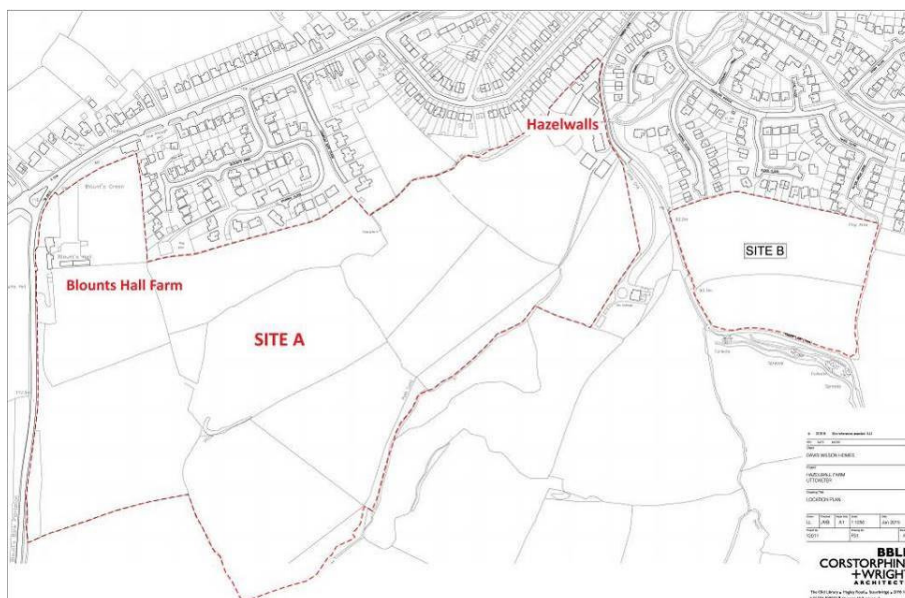
## 1.2 The Sites

- 1.2.1 Both sites lie to the south-west of Uttoxeter, a market town in central eastern Staffordshire close to the boundary with Derbyshire, here formed by the River Dove, located c.600m apart to the south side of the A518 Stafford Road. The site of Blount's Hall Farm is located on the east side of the B5013 Abbotts Bromley Road, immediately south of its junction with the Stafford Road at Blount's Green, centred on NGR SK 08008 32486 and lying at an elevation of c.115m AOD. The site of Hazelwalls, centred on NGR SK 08620 32655 and lying at an elevation of c.95m AOD, is located off Timber Lane, a narrow, single-track road leading from Balance Hill to Cullamore Lane, east of Cock's Bank Farm.
- 1.2.2 Both sites lie within an area allocated for residential development under Strategic Policies 4 and 7 of the East Staffordshire Local Plan, 2012-2031 (ESBC, 2015; see plan at RPS 2015a, 15).

## 1.3 Planning Background

- 1.3.1 Planning application (ref. **P/2015/01497**)<sup>1</sup> was originally submitted to East Staffordshire Borough Council (ESBC) on 22<sup>nd</sup> October 2015, under the terms of the Town and Country Planning Act, 1990<sup>2</sup> in respect of a large-scale scheme of residential development spread over two sites, (Sites A and B; see inset below) extending to a total area of 24.37ha, at Hazelwalls Farm, Uttoxeter, Staffordshire. Works are summarised in the application documentation as follows:

*'Full planning application for a residential development of 429 dwellings, public open space, landscaping, drainage attenuation areas, access roads, and associated works, and the demolition of two existing dwellings'*



Overall development site showing location of Blount's Hall Farm and Hazelwalls within Site B.

<sup>1</sup> <http://www.eaststaffsbc.gov.uk/Northgate/PlanningExplorer/Generic/StdDetails.aspx?PT=Planning%20Applications%20On-Line&TYPE=PL/PlanningPK.xml&PARAM0=627757&XSLT=/Northgate/PlanningExplorer/SiteFiles/Skins/EastStaffs/xslt/PL/PLDetails.xslt&FT=Planning%20Application%20Details&PUBLIC=Y&XMLSIDE=/Northgate/PlanningExplorer/SiteFiles/Skins/EastStaffs/Menus/PL.xml&DAURI=P LANNING>

<sup>2</sup> <http://www.legislation.gov.uk/ukpga/1990/8/contents>

1.3.2 A full description of proposals is included at Section 3 of a 'Planning Statement' prepared by RPS Group in October 2015 (RPS, 2015a), submitted earlier in the planning process, and will not be repeated here.<sup>3</sup> Both Blount's Hall Farm and Hazelwalls, currently under consideration, lie within the larger parcel, Site A, of the consented scheme (see inset above). Corstorphine and Wright (2015, 8) record that Site A extends to 21.3ha, comprising 'mainly grazing pasture and improved grassland, with features such as native hedgerows, water-filled ditches, scattered trees and scrub and small pockets of broad-leaved woodland. Field boundaries within and to the edges of the site include mature trees and hedgerows as well as fencing'.

1.3.3 The application, including the full demolition of the two farmsteads, was approved by ESBC on 18<sup>th</sup> August 2019,<sup>4</sup> with a condition (No.12) for archaeological mitigation, worded as follows:

*A) No development shall take place/commence until a programme of archaeological work including a Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and:*

- 1. The programme and methodology of site investigation and recording;*
- 2. The programme for post investigation assessment;*
- 3. Provision to be made for analysis of the site investigation and recording;*
- 4. Provision to be made for publication and dissemination of the analysis and records of the site investigation;*
- 5. Provision to be made for archive deposition of the analysis and records of the site investigation;*
- 6. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.*

*B) No demolition/development shall take place other than in accordance with the Written Scheme of Investigation approved under condition (A).*

*C) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (A) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured. Reason: To ensure that no development takes place which may adversely any items of archaeological interest without adequate investigation in accordance with the NPPF.'*

1.3.4 As the result of an unfortunate misunderstanding regarding the scope of work covered by this condition, it was not appreciated that there was an expectation for a programme of pre-demolition Historic Building Recording at Blount's Hall and Hazelwalls Farm, and these complexes were subsequently demolished without recording being undertaken.

#### Requirement for Work

1.3.5 The programme of 'retrospective recording' has thus been required by the Staffordshire County Archaeologist under the terms of National Planning Policy Framework (NPPF, 2019) and the East Staffordshire Local Plan (ESBC, 2015), to generate as complete a record as feasible from limited, third-party sources.

<sup>3</sup> See also Corstorphine and Wright Architects 'Design and Access Statement' (2015)

<sup>4</sup> <http://www.eaststaffsbc.gov.uk/MVM.DMS/Planning%20Application/633000/633584/Decision%20P201900600.pdf>



### National Planning Policy

- 1.3.6 Government planning policy and guidance at a national level is set out in the Ministry of Housing, Communities and Local Government's (MHCLG) *National Planning Policy Framework* (NPPF; Revised 2019),<sup>5</sup> section §.16 (p.54-57) of which addresses 'Conserving and Enhancing the Historic Environment' with the following paragraphs being pertinent:

**Para 189:**

*In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.*

**Para. 199:**

*Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.*

### Local Planning Policy Guidance

- 1.3.7 Local planning policy and guidance is set out in the 'East Staffordshire Local Plan, 2012-2031' (adopted October 2015).<sup>6</sup> Detailed Policy DP6, para. 2 (p. 175) can be seen to be pertinent:

**Policy DP6: Protecting the Historic Environment: Other Heritage Assets:**

*Should planning permission be granted which includes the loss of an undesignated heritage asset an appropriate level of recording should take place prior to, and/or during, the commencement of works.*

## **1.4 Designations**

### Statutory Designations

- 1.4.1 Neither Blount's Hall Farm nor Hazelwalls, or any of their constituent buildings, were included on the Statutory List of Buildings of Special Historical or Architectural Interest, nor did they lie within a designated Conservation Area.

<sup>5</sup> <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

<sup>6</sup> <https://www.eaststaffsbc.gov.uk/sites/default/files/docs/planning/planningpolicy/localplan2012-2031/Local-Plan-2012-2031-FINAL.pdf>

### Non-Statutory Designations

- 1.4.2 Neither farmstead is included on the Staffordshire Historic Environment Record (HER). The buildings were, however, identified during the planning process related to the current scheme as buildings of heritage interest and worthy of consideration as the project progressed to implementation (S Kelleher, SCC, *pers. comm.*).

## 1.5 Acknowledgments

- 1.5.1 The project was commissioned by Mr. Nick Cooke of RPS Group, working on behalf of Barratt Homes / David Wilson Homes, to whom thanks are extended for help and support throughout. Thanks also to Mr. Shane Kelleher, County Archaeologist for Staffordshire County Council, and to Ms. Liz Street and Ms. Laura Clarke of Staffordshire Record Office.

## 2 OBJECTIVES AND APPROACH

### 2.1 Project Objectives

- 2.1.1 At the time of compilation of the current record, the buildings under consideration had unfortunately been previously fully demolished to ground level with no above-ground structural remains *in situ*. Thus, the primary objective of the project was to generate as full a 'retrospective' record as possible of the former farmstead buildings, their form, function, development, pattern of use and evolution through an examination of documentary sources (historic mapping, census returns, trade directories etc.), combined with a review of existing third-party records (photos/written accounts) of the structures themselves.<sup>7</sup> Given the state of the respective sites, the undertaking of site visits was deemed to be of negligible purpose, and the accounts presented at sections §.3 and 4 below are thus based entirely upon these secondary sources and third-party records alone.
- 2.1.2 No formal project brief has been issued in respect of the recording work; the project has been completed in accordance with a Written Scheme of Investigation (WSI), prepared by the current author under the terms of Condition 12(a) above (§.1.3.3), and reviewed/approved by the County Archaeologist of SCC in advance of work.<sup>8</sup> A copy of the project WSI is included below as **Appendix A**.
- 2.1.3 In discussion with SCC it was established that a HBR broadly commensurate with a hybrid 'Level 1/2' as defined by Historic England was required. HE's '*Understanding Historic Buildings: A Guide to Good Recording Practice*' (HE 2016, 26), define Level 1 and Level 2 records as follows:

*'Level 1 is essentially a **basic visual record**, supplemented by the minimum of information needed to identify the building's location, age and type. This is the simplest record, and it will not normally be an end in itself, but will be contributory to a wider study. Typically, it will be undertaken when the objective is to gather basic information about a large number of buildings – for statistical sampling, for area assessments to identify buildings for planning purposes, and whenever resources are limited and much ground has to be covered in a short time. It may also serve to identify buildings requiring more detailed attention at a later date.'*

<sup>7</sup> Photographic records for each site amount to c.100 images of varying quality; it should be noted that these records were not created for the purposes of detailed HBR, and are thus neither exhaustive in extent nor systematic in nature and, while they afford a general overview of the building exteriors, except in a few instances interiors are not addressed.

<sup>8</sup> E-mail correspondence R Tyler / Shane Kelleher (SCC), 08-09.04.2021.

*Level 2 is 'a **descriptive record**, made in similar circumstances to Level 1 but when more information is needed. It may be made of a building which is judged not to require a more detailed record, or it may serve to gather data for a wider project. Both the exterior and interior of the building will be seen, described and photographed. The examination of the building will produce an analysis of its development and use and the record will include the conclusions reached, but it will not discuss in detail the evidence on which this analysis is based.'*

## 2.2 Approach

- 2.2.1 The retrospective historic building record has been based upon a review of historical sources and upon third-party graphic records of the sites under consideration. Details of the project methodology are outlined at section §.3 of the WSI, presented at **Appendix A** below.

## 2.3 Presentation of this Report

- 2.3.1 Following an overview of the general historical context of the broader development site at Section §.3, each farmstead site will be addressed individually (§.4 Blount's Hall; §.5 Hazelwalls). In each case, the account will comprise a review of site-specific historical documentation (map regression to define development; tithe, census, trade directories, newspapers etc. to trace pattern of occupation/ownership), together with a general description of the farmstead and its constituent buildings so far as possible from available records. The results of the farmstead records are briefly discussed at Section §.6, with a list of sources/bibliography included at Section §.7. A selection of site photographs, deriving from the resources listed at Section §.7b, are reproduced at the end of the current report, cross-referenced to the building descriptions presented at Sections §.4 and §.5.

## 3 GENERAL HISTORICAL CONTEXT

**NB.** *The historical development and character of East Staffordshire and of Uttoxeter are addressed in detail in the Historic Character Assessments prepared by SCC in 2013 and 2011 respectively (Taylor 2013;<sup>9</sup> Shaw and Taylor, 2011) and will not be repeated here, though a short summary is included for context. A Desk-based Heritage Assessment pertaining to the wider development site was prepared by RPS Group and submitted to SCC earlier in the development process (RPS 2015b), in conjunction with which the current report should be read.*

### 3.1 Prehistoric

- 3.1.1 There is little direct evidence for any kind of prehistoric settlement at Uttoxeter itself, though isolated finds of prehistoric artefacts were made in the 19<sup>th</sup> century in the surrounding area; details of the original location of a number of these finds is, however, imprecise and some are no more detailed than as having originated from the 'Uttoxeter district' (Redfern 1886, 49). The previously submitted Desk-Based Assessment (RPS 2015b,<sup>12</sup>) identified a Bronze Age burnt mound at Cox (historically 'Cock's') Bank Farm (HER MST 18145) and isolated finds of flint material in the vicinity of the proposed development area at Balance Hill (HET MST 694) and at Mount Pleasant (HER MST 695), though nothing within the bounds of the development area (Sites A and B) itself.

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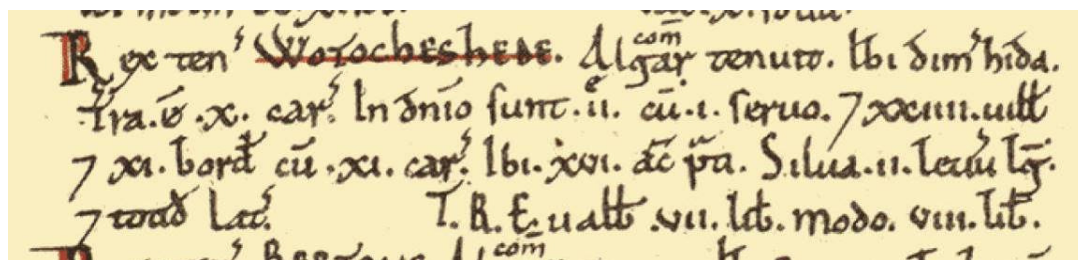
<sup>9</sup> See specifically 'Appendix 3: Uttoxeter'.

### 3.2 Roman

- 3.2.1 Despite the etymology of the town's name, with the apparent incorporation of the OE suffix 'ceastre', implying the presence of a Roman fort, Uttoxeter continues to provide little solid evidence for occupation during the Roman period, with the exception of a possible Roman earthwork to the south of the town in a field called Sandfort. On the balance of current evidence, although Uttoxeter is situated close to the Roman road network, it would appear that the village of Rocester, c.7km to the north-east, was the focus for settlement during the Roman period.

### 3.3 Medieval

- 3.3.1 Uttoxeter is recorded in the Domesday Book of 1086 as part lands held by the King in the hundred of Totmonslow,<sup>10</sup> the name at that time rendered as 'Wotocheshede'. The first element of this name is the OE personal name 'Wittuc', a derivative of 'Witta' or (more likely) a side-form 'Wuttuc' (Horowitz 2003, Vol. 2, 606); the second element derives from OE 'Hæddre' (heather), thus 'Wuttuc's Heath' or 'Wuttuc's homestead on the Heath'.<sup>11</sup> The evolution of the modern spelling is difficult to trace, and the town's name has been spelt in numerous different ways in historical documents since the Domesday entry (eg. Uttokeshather, Utcester, Uttoxeter; see Horowitz 2003, 606). Prior to the Norman Conquest the lands had been held by Ælfgar, Earl of Mercia, and it is suggested that there may have been a church at the settlement since the 8<sup>th</sup> century.



Domesday Book entry for Uttoxeter ('Wotocheshede'); source: <https://opendomesday.org/place/SK0933/uttoxeter/>.

*'The King holds **Uttoxeter** ('Wotocheshede'). Earl Ælfgar held it. There is a half a hide. There is land for 10 ploughs. In the demesne are 2 ploughs with 1 slave and 24 villans and 11 bordars with 11 ploughs. There are 16 acres of meadow [and] woodland 2 leagues long and as many broad. TRE<sup>12</sup> it was worth £7, now £8.'*  
(Williams and Martin (eds.) 1992, 673).

- 3.3.2 After the Conquest, the settlement passed from the hands of the Earls of Mercia via the Crown to Henry de Ferrers, Lord of Tutbury in 1086, becoming a town in the middle of the 12<sup>th</sup> century when Robert de Ferrers, the first Earl of Derby, sponsored a borough. The town gained the right to hold a market in 1140 and in 1251, a market charter was granted allowing a market every Wednesday and a fair lasting three days once a year. In 1252, Uttoxeter was made a free borough of 127 burgages. During the middle of the Medieval period, the land around the town was farmed by free tenants under the manorial supervision of the Dukes of Lancaster, suggesting that, by 1314, all direct demesne arable cultivation had been withdrawn and leased out to separate farmers (info: HER MST2357).

<sup>10</sup> One of five hundreds in Staffordshire, viz. Pirehill, Totmonslow, Offlow, Cuttlestone and Seisdon.

<sup>11</sup> The second place-name element refers primarily to the state of the ground rather than the presence of the plant.

<sup>12</sup> '*Temporus Regis Edwardi*' viz. 'in the time of King Edward' (prior to the Conquest).

### 3.4 Post-Medieval and Modern

3.4.1 There is little evidence for expansion beyond the Medieval core before the 19<sup>th</sup> century, although a squatter settlement had been established on 'The Heath' to the north by at least the 17<sup>th</sup> century, with piecemeal development of the settlement pattern within the town continuing into the 18<sup>th</sup> and 19<sup>th</sup> centuries. Dairying and the manufacture / selling of cheese and butter have long been important to the economy of the town/area.

3.4.2 White's Directory of 1851 describes:

*'... an ancient and well-built market town, pleasantly seated in the heart of a rich grazing district, upon a gentle eminence above the vale of the Dove, ¾ mile W of that river, 14 miles NE by E of Stafford, 17 miles N of Lichfield... The parish of Uttoxeter contains about 9,000 acres of fertile land and in 1841 had 4,735 inhabitants, of whom 3700 are in the town and the rest in the constablewicks of Crakemarsh, Loxley, Stranshall-and-Creighton and Woodlands. Earl Talbot, Lord Bagot, JV Smyth Esq., and the Lawrence, Minors and Farnham families are the principal landowners and joint lords of the manor of Uttoxeter, but the Hon. R Cavendish is lord of Crakemarsh, Creighton and Stranshall and CTS Kynnersly Esq. is lord of the manors of Blount's Hall and Loxley.*

3.4.3 The majority of Uttoxeter's suburban development dates to the mid-20<sup>th</sup> century; the area of Balance Hill, to the south of the town centre, expanded for residential housing in mid-late 20<sup>th</sup> century, initially from late-1930s on along the Stafford Road, though largely from the 1970s; Westlands Road to the north-west of Hazelwalls/Timber Lane is first shown in the process of being laid out (though not yet developed) on the Ordnance Survey map of 1938, with houses indicated by 1949.

### 3.5 Historic Environment Characterisation

3.5.1 Both sites lie within (or immediately adjacent to) Historic Environment Characterisation Zones UTHECZ4, 5 and 6 as defined by Staffordshire Council (Shaw and Taylor 2011, Appendix 3) which defines the area as a zone of piecemeal enclosure.

## 4 BLOUNT'S HALL FARM

### 4.1 Historical Background

4.1.1 'Blount's Green' is first recorded (as 'Blunt's Green') in Plot's *Natural History of Staffordshire* in 1686 (Horowitz 2013, Vol. 1, 181); the name stems from the Blount family who resided at 'Blountes Hall' in the 16<sup>th</sup> century,<sup>13</sup> probably built by Walter Blount (d.1524) and demolished in c.1770. The moated site (HER **00687**) lies immediately south-east of Blount's Hall Farm, comprising the earthwork remains of a medieval moat apparently once occupied by Blount's Hall, the 'ancient house of the Blounts' as reported by John Leland, though Sampson Erdeswick (writing in 1593-1603) claimed that the site was not the seat of the Blount family, but rather 'a house of no great account and but lately built' (HER).<sup>14</sup> Recently commissioned research concludes that the name probably arose to distinguish the sub-manor from the Duchy of Lancaster's Manor of

<sup>13</sup> 'Blountis Hall' recorded in 1523; 'Blunt Hall' in c.1540 (Horowitz 2013, Vol. 1, 183).

<sup>14</sup> However, the editor of Erdeswick's book (Harwood) in 1844 noted that it was the property of Thomas Sneyd Kynnersley and was long the estate of the Blounts.

Uttoxeter, rather than from being the long-term residence of the Blount family.<sup>15</sup> The house is recorded by Stebbing Shaw as having been demolished in 1770. The Tithe map of 1839 (see below) shows the field which contains the moat (plot 47 'Barn Croft', recorded as pasture); two ponds are shown within the field, though the moat itself is not indicated. The moated site is clearly shown on the first edition 25in. Ordnance Survey map of 1882, shown as measuring approximately 60m (200ft.) east to west and 40m (130ft.) north to south. The two ponds shown on the tithe map are also marked, and are located at the north-eastern corner and to the south of the western side of the moat respectively. The moated site has been the subject of archaeological investigation as part of the current development project, and will be reported separately.<sup>16</sup>

- 4.1.2 The first map to clearly show the buildings of Blount's Hall Farm is the Uttoxeter Woodlands Township tithe map of 1839 (inset detail below).<sup>17</sup> The farmstead (labelled Plot 45, listed in the accompanying schedule as 'Blounts Hall outbuildings, yards, garden and orchard') is shown to occupy a distinctive, extended footprint to the east side of the Blount's Green to Abbotts Bromley Road, with the farmhouse [1] to the north, with adjacent dovecote [2] (see inset block plan at §.4.2.3 for numbering key), and a series of discrete agricultural outbuildings extending 'in line' to the south thereof. The southernmost range of outbuildings is mirrored by a further, extended linear range to the west, aligned parallel and together enclosing a narrow working yard, accessed from the north. The farmhouse as depicted accords broadly with the plan form of the recently demolished structure, though it is possible that the northern of two rear wings [1b] had not been appended at this date, or took a different, reduced form.



Blount's Hall Farm as illustrated on Woodlands Township tithe map of 1839.

- 4.1.3 The apportionment accompanying the tithe<sup>18</sup> lists Blount's Hall, together with associated lands totalling 123A 3R 14P, a mix of c.56½ arable and c.46½A of pasture together with c.15A of meadow and 1A of plantation, to be in the ownership and occupation of one John Bathew, also recorded in electoral registers of 1834 and historical census returns of 1841/51 (see below). Bathew was also in the occupation of congruent plot 1134 ('Strawberry Leasow', owned by one Eliza Bateman) in Uttoxeter Township, adjoining 'Hazel Walls' (see §.5); plots 56 and 57 are both also named 'Hazelwalls', recorded in the ownership of Thomas Brindley and the occupation of William Hasketh.

<sup>15</sup> Documentary research undertaken by Peter Foden Consultancy on behalf of RPS.

<sup>16</sup> Trent and Peak Archaeology (forthcoming).

<sup>17</sup> SCRO ref. B/A/15/321; Reproduced by permission of Staffordshire Record Office; Order No. PI 6692, Licence issued 21<sup>st</sup> April 2021. The *Desk-based Heritage Assessment* (RPS 1015b, 14) notes that Blount's Hall Farm is shown indistinctly on the Ordnance Survey surveyor's plan of 1823, though this document has not been reviewed as part of the current project.

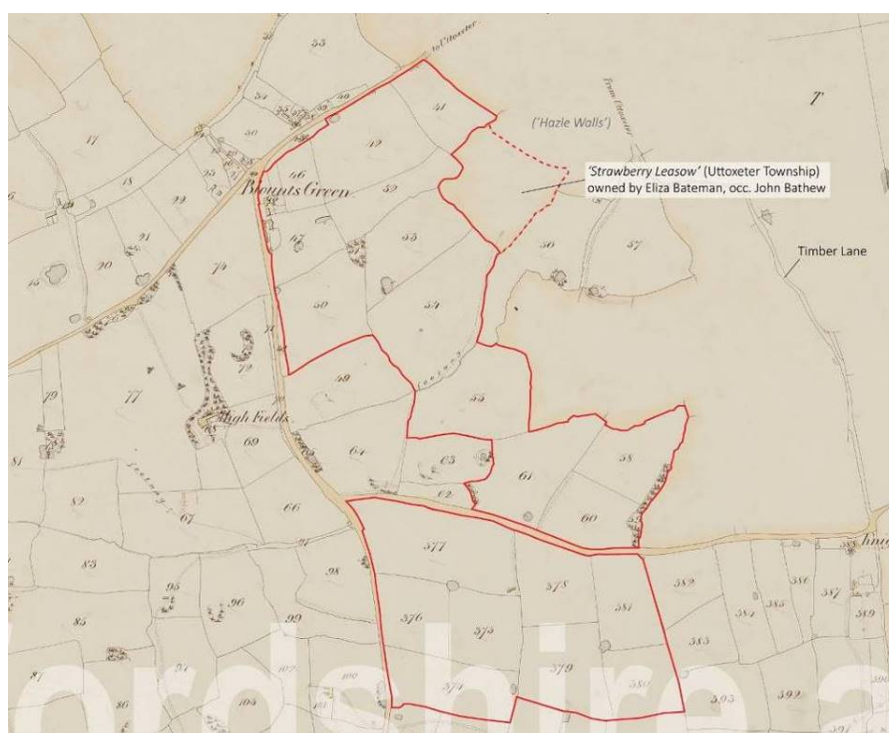
<sup>18</sup> Original not seen; data consulted via <https://www.staffsnameindexes.org.uk>.



Plot	Owner	Occupier	Description	State of Cultivation	Size		
					A	R	P
41	John Bathew	John Bathew	Monk Piece	Meadow	4	1	5
42	ditto	ditto	Cow Pasture	Meadow	7	2	6
45	ditto	ditto	<b>Blounts Hall, outbuildings, yards, garden and orchard</b>	---	1	1	4
46	ditto	ditto	Near Barn Croft	Pasture	2	0	13
47	ditto	ditto	Barn Croft	Pasture	3	2	13
50	ditto	ditto	Bank Piece	Pasture	6	3	18
51	ditto	ditto	Plantation	Plantation	0	1	22
52	ditto	ditto	Meadow	Meadow	4	0	24
53	ditto	ditto	Marlpit Leasow	Pasture	6	0	36
54	ditto	ditto	Bottleass Piece	Pasture	10	3	26
55	ditto	ditto	Foxleys Hills	Arable	7	3	25
58	ditto	ditto	Far Wood Leasow	Arable	5	2	3
59	ditto	ditto	Far Wood Dingle	Plantation etc.	0	2	31
60	ditto	ditto	Far Wood Leasow	Arable	4	3	3
61	ditto	ditto	Near Wood Leasow	Arable	7	1	21
374*	ditto	ditto	Horse Pasture	Arable	6	1	2
375*	ditto	ditto	Far Barn Close	Arable	4	3	13
376*	ditto	ditto	Lower Barn Close	Arable	4	2	33
377*	ditto	ditto	Barn Close	Arable	10	1	4
378*	ditto	ditto	Lower Near Park Lawn	Pasture	5	2	26
379*	ditto	ditto	Upper Near Park Lawn	Pasture	6	2	22
380*	ditto	ditto	Far Park Lawn	Pasture	4	2	1
381*	ditto	ditto	Far Park Lawn	Arable	5	0	23
TOTAL					123	3	14

**Table 1:** Relevant extracts from schedule accompanying Uttoxeter Woodlands Township tithe map of 1839.

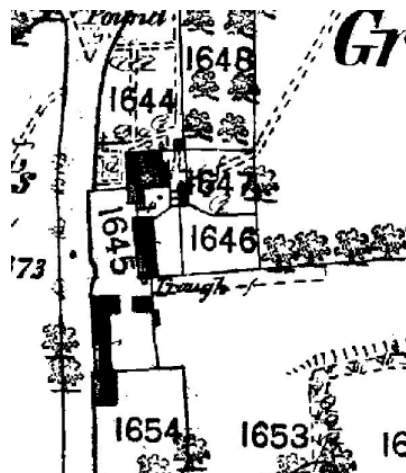
**NB.** fields marked with \* were advertised for sale in March 1849 (see §.4.1.6)



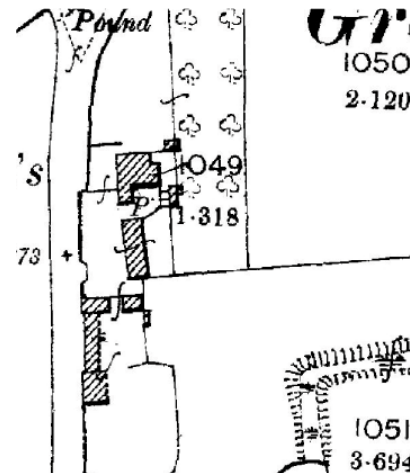
**Blount's Hall Farm:** Extent of lands recorded in ownership /occupation of John Bathew in tithe apportionment.



## Historical Ordnance Survey Maps

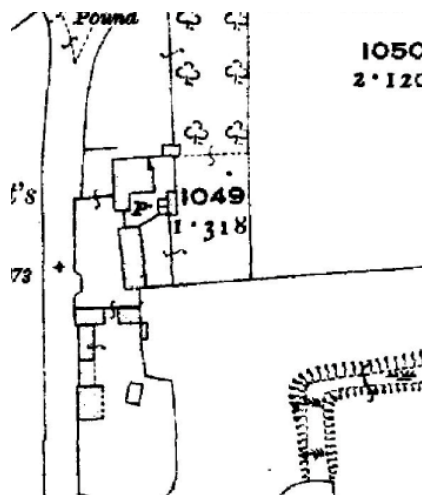


First edition Ordnance Survey 25in. map, 1882-3.

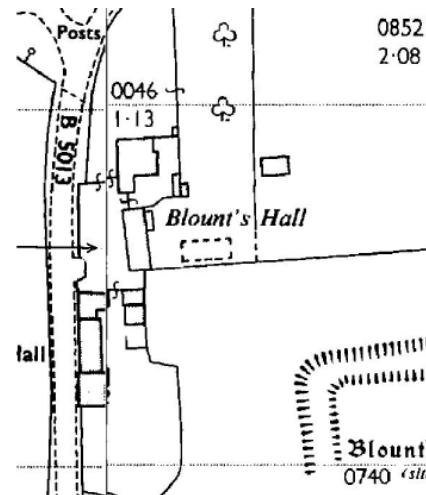


Second edition Ordnance Survey 25in. map, 1901.

- 4.1.4 The first edition Ordnance Survey 25in. map of 1882-3 (inset above left) depicts a broadly similar arrangement to the tithe survey, though the northern rear range of the farmhouse [1b], if absent in 1839 (see above), was certainly *in-situ* by this time, while the arrangements of the southernmost outbuildings had been modified, with the eastern range significantly truncated to the south, leaving only the northernmost, two-storey section [4a] (see inset at §.4.2.3). The areas to the west and north of the farmhouse, annotated '1644', would appear to be laid out as formal gardens served by a series of rectilinear paths, while the parcel annotated '1648' were set down to orchard (see tithe description; Table 1 above)



Third edition Ordnance Survey 25in. map, 1922-3.



National Grid series 1:2,500 map, 1964-72.

- 4.1.5 Later Ordnance Survey editions (insets above) reveal little fundamental change to the core buildings of the farmstead during the course of the 20<sup>th</sup> century. Within the wider farmstead, Dutch-barn [7] and cart house [6] are first depicted on the National Grid series edition of 1964-72 (inset above right), the latter also showing single-storey range [4b] appended to the south end of [4a], and small extensions appended to the east side of Dovecote [2] and to the rear (eastern), long elevation of range [3]. The western range aligned parallel to Building [4] and enclosing the narrow working yard survived as late as the edition of 1964-72, variously

depicted as having been furnished with an open front to the yard (marked in dashed line),<sup>19</sup> though had been removed by the time of the first available Google Earth historical imagery (2003).

#### *Overview of Known Historical Ownership / Occupation*

- 4.1.6 The earliest reference to Blount's Hall Farm identified during the current study is an article in the *Staffordshire Advertiser* of 3<sup>rd</sup> September 1814 which lists one John Ward of Blount's Hall, a member of the Uttoxeter and Bromshall Association. As noted above, the Uttoxeter (Woodlands township) tithe records of 1839, list the farmstead in the ownership and occupation of one John Bathew; the earliest identified reference to Bathew at Blount's Hall is the Register of Electors for North Staffordshire of 1832, where he is listed as an elector by qualification of being a freeholder of a house and land at Blount's Green. He is recorded in White's Directory of 1834 as a farmer and yeoman at Woodlands, Uttoxeter, and in census returns of 1841 at Blount's Hall, wherein he is described as a farmer, aged 56, originally from Sudbury in Derbyshire, living together with his wife Elizabeth (49), his son William (25) and three servants. An announcement in the *Staffordshire Advertiser* of 10<sup>th</sup> March 1849 advertised the sale of some of the lands historically associated with Blount's Hall, viz. Far Park Lawn, Upper New Park Lawn, Lower New Park Lawn, Barn Close, Lower Barn Close, Far Barn Close and Horse Pasture,<sup>20</sup> though Bathew remained at the farm in 1851. Bathew was to die in 1856, however, aged c.70 and by 1861, the farm had passed into the hands of his son, William (46; farmer of 110A), living with his wife, Elizabeth (40), nine children (aged 1 to 17 years) and four servants.<sup>21</sup> William is also listed in the 1871 census though by 1881, the farm had passed to one Edwin Weston (43, farmer of 52A) together with his wife Emma (42) and seven children aged 6 months to 14 years. Weston's tenancy would appear to have been short-lived as by 1891 the farm was occupied by Mary Emma Watson (widow, 45), living with her four children (aged 10-20 years), her sister Sarah Turner (42, living by own means) and one farm servant. Watson is also recorded in the 1901 and 1911 returns (inset below), the latter recording the farmhouse as comprising 11 rooms (including kitchen though excluding scullery, landing, lobby, closet, bathroom etc.).
- 4.1.7 Blount's Hall was put up for sale by auction (together with nearby Cock's Bank Farm, 'both with 1<sup>st</sup> class tenants') in May of 1916 (announced in the *Staffordshire Advertiser* on 6<sup>th</sup> May), though Mrs. Watson was soon afterwards to retire from farming with a sale of stock and implements being announced in the *Staffordshire Advertiser* of 17<sup>th</sup> September 1917. Kelly's Directory of 1921 records a Mr. Benjamin Tunncliffe at Blount's Hall,<sup>22</sup> and it thus seems reasonable to assume he purchased the property in 1916/7; Tunncliffe is recorded in the 1939 electoral register as a dairy farmer. The farmstead remained in the Tunncliffe family for some 60 years, being sold by auction in 1979, advertised in the *Burton Observer and Chronicle* on 9<sup>th</sup> March,<sup>23</sup> described as 'an interesting residential property, 6.93A, and three adjacent lots of accommodation land, 29.64A, 15.32A and 7.5A'. An accompanying sale of antique and modern furniture was announced in the *Rugeley Times* of 7<sup>th</sup> April, by order of Mr. and Mrs. T. Tunncliffe and the executors of Mrs. H. Tunncliffe (deceased). Land registry documents<sup>24</sup> record

<sup>19</sup> Thus reasonably comprising animal shelter sheds; the complex may well have also included a barn for crop/feed processing and storage as no barn is represented within the buildings surviving in 2020.

<sup>20</sup> Those plots (374-381: see Table 1) lying to the south of Cullamor Lane, together amounted to c.50A, and were collectively listed as 'Shirley's part of Blount's Hall Estate'. The house 'The Beeches' was to be erected within field 377 ('Barn Close') between 1882/3 and 1901.

<sup>21</sup> An announcement of sale by auction of the 'very valuable freehold estate called the 'Blount's Hall Farm', extending to 74A 2R and 27P, was included in the *Derbyshire Advertiser and Journal* of 28<sup>th</sup> August 1857, though the continuing presence of William Bathew at Blount's Hall in the 1861 (and 1871) census returns would seem to indicate that the sale did not complete successfully. Bathew's address in 1857 was listed as nearby 'Cock's Bank, Uttoxeter' (modern day Cox Bank, Cullamore Lane, 1km SE of Blount's Hall; NGR SK 08807 31732).

<sup>22</sup> Another Benjamin Tunncliffe (relationship unknown) is recorded at Blount's Green in census returns of 1861.

<sup>23</sup> Stock (43 dairy cattle, one bull) and machinery (two tractors, dairy equipment etc.) had been put up for sale in November 1978 (Sale Catalogue: William Salt Library ref. Sc P/4/1).

<sup>24</sup> Included with online planning materials.

the sale of the property on 9<sup>th</sup> May 1979 by Thomas Tunnicliffe (vendor) to Peter and Audrey May Capewell (purchasers).

**CENSUS OF ENGLAND AND WALES, 1911.**

Before writing on this Schedule please read the Examples and the Instructions given on the other side of the paper, as well as the headings of the Columns. The entries should be written in ink. The contents of the Schedule will be treated as confidential. Strict care will be taken that no information is disclosed with regard to individual persons. The returns are not to be used for proof of age, as in connection with Old Age Pensions, or for any other purpose than the preparation of Statistical Tables.

NAME AND USUALLY KNOWN BY	RELATIONSHIP TO HEAD OF FAMILY	AGE AND SEX	PARTICULARS AS TO MARRIAGE	PROFESSION OR OCCUPATION		BIRTHPLACE of every person	NATURALITY of every person	INFORMANT
				At Present	At Birth			
1. Mary Lawrence-Halliday Head	Wife	39	Single	Farmer	Farmer	Staffordshire	English	Mary Lawrence-Halliday
2. Thomas R. Lawrence-Halliday	Head	39	Single	Farmer	Farmer	Staffordshire	English	Thomas R. Lawrence-Halliday
3. Samuel Barrett Nelson	Son	29	Single	Farmer	Farmer	Staffordshire	English	Samuel Barrett Nelson
4. John Gilbert	Servant	29	Single	Farmer	Farmer	Staffordshire	English	John Gilbert

(To be filled up by the Enumerator)

(To be filled up by the Head of Family or other person in possession, or in charge, of this dwelling)

I declare that this Schedule is correctly filled up to the best of my knowledge and belief.

Signature: *Mary Lawrence-Halliday*  
Printed Address: *Blount's Hall, Uttoxeter*

Blount's Hall, copy of 1911 census return (www.ancestry.co.uk)

## 4.2 Farmstead / Building Descriptions

4.2.1 Blount's Hall Farm was located at Blount's Green, on the east side of the Abbots Bromley Road (B5013; Plate 1) immediately south of its junction with the A518 Stafford Road, the forked junction being occupied by the Grade II listed remains of a square animal pound (HER 00693; see Plate 2).



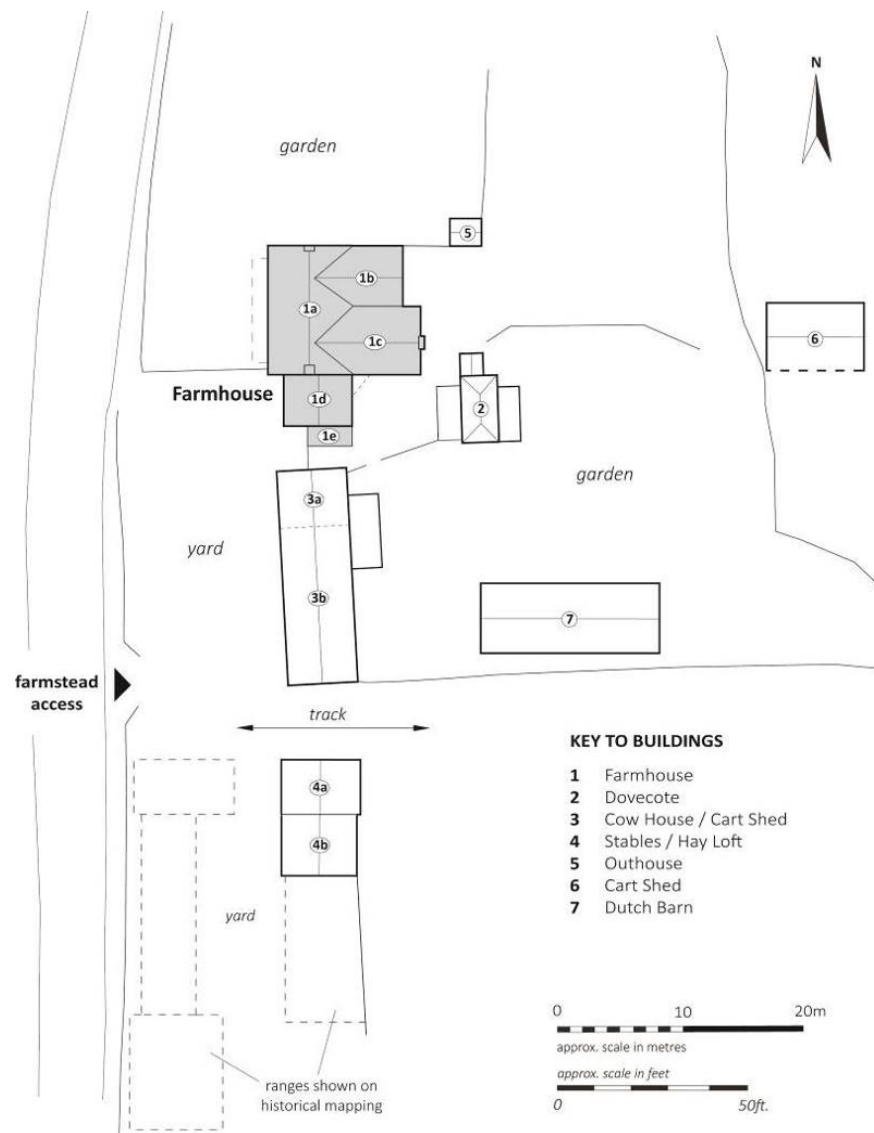
Blount's Hall Farm: Aerial photograph from 2017 (Google Earth).

4.2.2 The farmstead occupied a distinctive, dispersed linear plan with the farmhouse sited to the north, oriented west towards the road, and a series of discrete agricultural outbuildings extending 'in line' to the south thereof flanking the eastern side of the Abbots Bromley Road (Plate 3).<sup>25</sup> Reference to historical mapping indicates

<sup>25</sup> Regionally, the linear / parallel plan is most commonly associated with upland and common edge farmsteads, and shows a marked concentration to north-eastern Staffordshire, mainly towards Leek (Lake and Taylor 2015, 13 & 19).

that the southernmost of the relic outbuildings [4] was originally more extensive and formed part of a 'parallel' complex, with two elongated ranges facing one another across a narrow working yard. The western range, removed in the late-20<sup>th</sup> century (still extant 1964-72), was open onto the working yard to the east (marked in dashed line on historical OS maps) and reasonably comprised shelter sheds, at least in part. The farmhouse was set back some 35ft. from the road behind a small, private garden, the latter enclosed by a stone-coped brick bounding wall; the main gardens of the farmhouse were located to the north, as per historical depictions, and to the north-east over the area formerly set down to orchard. The brick bounding wall to the road extended to the south as a low stone wall, gently curved to each side of the principal farmstead access, c.80ft. south of the farmhouse.

- 4.2.3 The farmstead presented here comprised seven distinct elements as illustrated in the block layout plan, inset below:



Blount's Hall Farm: Block Plan

**Farmhouse [1]** centred on NGR SK 08019 32480

- 4.2.4 **Farmhouse [1]** (Plates 3-8) was brick-built in orange-red brick laid, to the main western façade, to a regular Flemish bond, though subsidiary elevations were in Sussex bond. The range rose through two full storeys to a dentillated eaves band beneath a plain-tile clad pitched-roof, gabled to north and south. In plan, the house occupied a broadly rectangular plan made up of three principal elements; the main frontage range **[1a]** was aligned north/south and oriented to the west (Plate 4), measuring c.35ft. long by 21½ft. wide,<sup>26</sup> to the rear of which projected two perpendicular subsidiary wings **[1b/c]** (Plate 7), brick-built to Sussex bond, 14ft. and 18ft. long to north and south respectively, each gabled to the east (Plate 6). Clear vertical straight joints visible in photographs of the north (Plate 8) and south elevations elevation suggest that rear wings were secondary additions, at first floor at least. Indeed, it would appear that **[1b]** may have been absent at the time of the Uttoxeter Woodlands township tithe map of 1839 (inset at §.4.1.2), though all elements **[1a-1d]** were in place by the time of the Ordnance Survey edition of 1882-3 (inset at §.4.1.3).
- 4.2.5 The principal range **[1a]** was of three window bays with gable stacks rising to north (two flues) and south (four flues); to the main façade, first-floor window openings were spanned by segmental arches of alternating stretchers and paired-headers, while ground floor fenestration had been modified to form canted bays flanking the central doorway, all beneath a common pentice. Windows had been replaced throughout. A two-storey extension **[1d]** had been appended 'in-line' to the south gable end, brick built to Flemish stretcher bond, narrower and standing slightly lower than the main range, with a tertiary lean-to **[1e]** abutting to the south (Plate 4); both **[1d]** and **[1e]** would appear to pre-date the tithe survey of 1839. North and south elevations each included single window openings to the gables, flat-headed and evidently inserted, denoting useable attic spaces internally (possibly originally accommodation for servants / farm labourers).



Blount's Hall Farmhouse (1): Sketch elevations<sup>27</sup>

- 4.2.6 To the rear (east) of the main range **[1a]**, wings **[1b]** (north) and **[1c]** (south) projected perpendicularly (Plates 5-8), brick-built to Sussex bond, each of two storeys (eaves level / details matching **[1a]**) beneath pitched roofs,

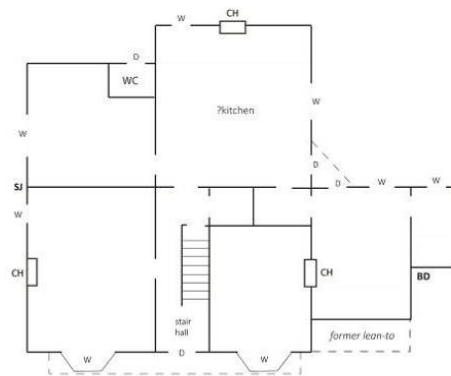
<sup>26</sup> **NB.** Dimensions within the building descriptions presented here are based upon aerial photographic coverage from Google Earth and should thus be seen as indicative and not relied upon for dimensional accuracy. Imperial units of measurement are used, reflecting the system in use when the buildings were constructed.

<sup>27</sup> Sketch elevations within the current report derive from a number of different sources and are for illustrative purposes only; they should not be relied upon for dimensional accuracy.

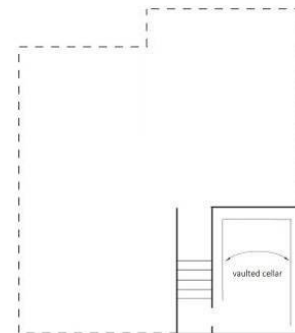


gabled to the east (Plate 6) and oversailing the eastern roofslope of [1a] to the west. Wing [1b] was somewhat shorter than [1c] and was evidently unheated, with no external stack; [1b] was furnished with a two-flue gable stack to the east. Primary fenestration was of segmental headed openings beneath brick arches of a single header-course, with secondary openings beneath flat heads.

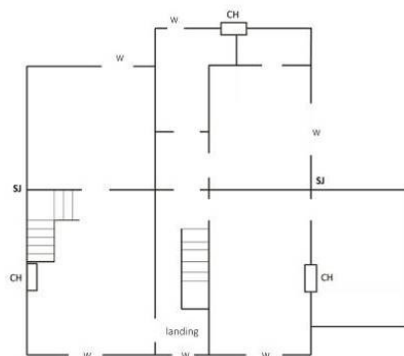
- 4.2.7 Southern extension [1d] was of two storeys, brick-built to a regular Flemish stretcher bond rising to a simple ¼-brick oversail eaves band beneath a pitched, plain-tile clad roof, eaves line and ridge standing lower than main range [1a] (Plate 4). The west elevation was set back from the main façade of [1a], blind at first floor level with a modern two-light window to ground floor level. A 'ghost' to the south elevation of [1a] indicated a former, single-storey 'lean-to' flanking the west side of [1d]. The east elevation incorporated two-light windows to ground- and first-floor level, beneath single-header segmental brick arches (as per [1b/c]), and a door in the angle with [1c] beneath a canopy shared with a second doorway serving the latter range (Plate 5; see sketch plan below). To the south gable end, [1e] comprised a simple, single-storey block beneath a pent-roof with a single window to the east (modified) and a blocked doorway to the west (Plate 4).



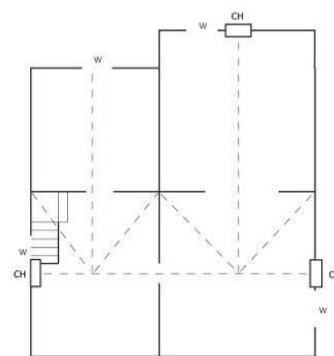
(a) Ground Floor



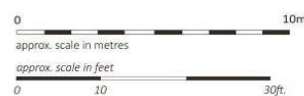
(b) Basement



(c) First Floor



(d) Attic



Blount's Hall Farmhouse [1]: Sketch floor plans

(based upon sketch plans within SEL Asbestos report; not to be relied on for dimensional accuracy)

- 4.2.8 Principal access to the main range [1a] was via a central doorway to the west elevation, with subsidiary access to rear extension [1c] from the south-eastern yard. Internally, the main range occupied a single-pile plan with principal rooms to each floor level, heated by gable fireplaces, arranged to north and south of a central, transverse stair hall. The southern room was furnished with a brick, barrel-vaulted cellar (Plate 9), accessed via a continuation descending beneath the main stair, while the utilisable attic spaces (Plates 10-11) were accessed via a secondary stair rising from the 1F northern room. Rear extensions appear likewise to have comprised essentially single rooms at each level, with the ground floor of southern wing [1c] reasonably having comprised a kitchen, though the first floor of [1c] is recorded as having been subdivided by a series of (assumed) ephemeral partitions. No significant photographic records of the interior exist, though the asbestos survey report (SEL, 2019) records that 'internal walls were found to be plaster finished with plasterboard, lathe and plaster, straw and timber internal partitions and ceilings throughout'. Utilisable attic spaces may have originally functioned as accommodation for farm labourers.

**Outbuilding [2]:** Dovecote (and Piggery?), centred on NGR SK 08022 32478

- 4.2.9 **Outbuilding [2]** comprised a free-standing dovecote tower (Plates 12-17; see sketch elevations below) located immediately east of the farmhouse; the south-west corner of the dovecote was formerly connected to the north-west angle of range [3] by a low brick wall, thereby forming a small, enclosed yard (c.30ft. x 20ft.) to the south-east of the farmhouse (Plate 5).<sup>28</sup> The dovecote was rectangular in plan, measuring c.18ft. long (N/S) x 10ft. wide (E/W), brick-built to an irregular Flemish/Flemish stretcher bond, and standing c.20ft tall to a ¼-brick oversail / dentillated eaves band, beneath a pitched, fully hipped roof. A single-storey, pitch-roofed extension had been appended 'in-line' to north (Plate 13), while a pent-roofed lean-to, brick-built in Sussex bond rising to simple, offset eaves band, was introduced (post-1922/3) to the east elevation (Plates 14/16). Principal access to the dovecote level was via a high-level door to the south elevation (Plate 14), presumably originally served by a movable ladder, with a small, segmental-headed opening high in the north wall (Plate 12/13). The roof was not furnished with a ridge opening or cupola/glover, perhaps suggesting a phase of rebuilding, or that original bird access was via the northern window opening. Two ground level doorways to the west elevation (Plate 15), facing the rear of the house, suggest an internal vertical subdivision; that the lintel-height of these doors openings appears higher than the cill level of the door to the south elevation suggests a raised floor level to the interior of the dovecote chamber. Ordnance Survey mapping down to 1922/3 shows two small enclosures flanking the west side of the dovecote tower, perhaps suggesting an original, lower-level pigsty beneath the dovecote,<sup>29</sup> an unusual combination, though not unknown.<sup>30</sup> (The doorways themselves seem somewhat over-sized for such a functional context and, in the absence of further photographic records, any interpretation of the lower space remains speculative).
- 4.2.10 The dovecote chamber itself, accessed from the south, was furnished with nesting boxes to the east and west lateral walls, formed in brick with projecting alighting ledges (Plate 17). The narrow plan form of the dovecote precluded any form of 'potence' mechanism, and egg collection / manure-clearance would have been effected by use of a simple ladder.

<sup>28</sup> OS maps down to 1922/3 (insets at §.4.1.4) indicate a pump within this yard.

<sup>29</sup> Most farms would keep a number of pigs for domestic use, normally fed on kitchen scraps or whey, with sties thus often placed near the kitchen or dairy (NB. the southern of the rear wings [1c] to the farmhouse reasonably accommodated the kitchen).





Dovecote [2]: Sketch elevations

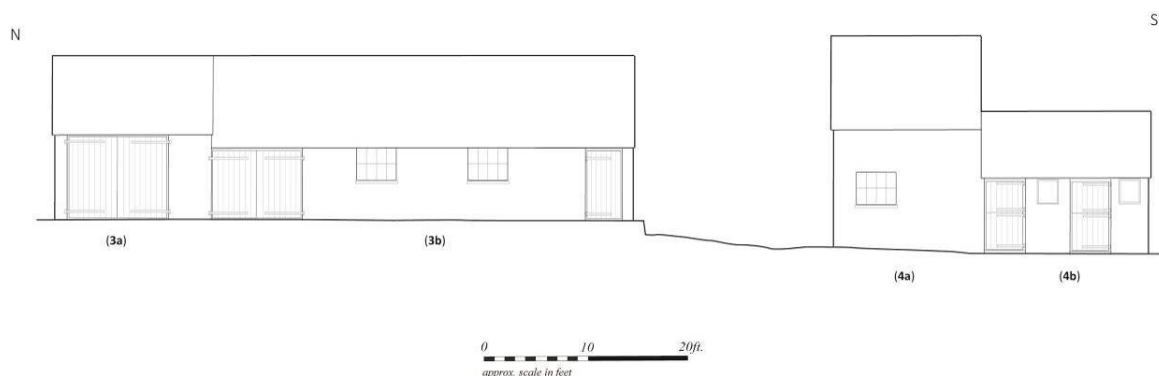
**Outbuilding [3];** Cart Shed/Cow House, centred on NGR SK 08019 32475

- 4.2.11 **Outbuilding [3]** (Plates 18-22; sketch elevation, below) occupied a linear, bi-partite plan, aligned north-south and oriented to the west, comprising [3a] to the north and [3b] to the south, together measuring 55ft. long by 18ft. wide, brick-built in red-brick laid to a regular Sussex bond, rising through a single storey to a simple, offset eaves band beneath a pitched roof, gable to north and south. [3a] stood slightly higher to eaves level to the west (Plate 18), though shared a common ridge line with [3b] to the south. A small, single-storey store was appended to the north end of the east elevation (Plate 19), introduced at some point between 1922/3 and 1964/72.
- 4.2.12 To the north end of the range, [3a] comprised a single-bay cart shed with double-doors to the west elevation, pin-hung on strap hinges and opening outwards; the north gable end and east wall were here blind. The southern section of the building, [3b], comprised a three-bay range served by a double-door (inserted/modified) to the north and a single door to the far south end, the central section of wall pierced by two rectangular window openings (accommodating secondary, steel multi-pane frames). The south gable end was blind, flanking an 18ft. wide transverse trackway aligning broadly with the principal farmstead entrance to the west and forming a through-access to the fields beyond, while the rear (east) elevation included a single, central door, opening outwards, and a series of small rectangular vents. Internally, [3b] formed a single unencumbered space, open to the underside of the pitched roof, the latter carried on two variant trusses, one of bolted king-post form (Plate 21) and one of simple tie/collar form with raking struts (Plate 20), supporting two tiers of longitudinal side purlins. The range had been repurposed as a 'games room' with no surviving fixtures or fittings evident in site photographs (Plates 21/2), though an original cowhouse function, accessed from the west, with transverse stalling and lateral feed walk/passage (aka. 'bing') to the east, seems reasonable.
- 4.2.13 A small, single-storey store (Plate 22) was appended to the north end of the west elevation in the mid-20<sup>th</sup> century; brick-built to stretcher bond beneath a shallowly sloping roof, clad in corrugated cement-fibre

30

A rapid search of NHLE online catalogue reveals several listed examples in areas as widespread as Kent, Cheshire and North Yorkshire. The accommodation of pigs at ground-floor level would have provided warmth for the dovecote above.

sheeting, the store was furnished with a three-pane, fixed-light timber window to the east and accessed via a ledged-and-braced, pedestrian door within the north wall.



Outbuildings [3] and [4], sketch west elevation

**Outbuilding [4]**; stables, centred on NGR SK 08014 32461

- 4.2.14 **Outbuilding [4]** (Plates 23-27; sketch elevation, above) also occupied a linear, bi-partite plan (aligned with building [3] to the north), comprising [4a] to the north and [4b] to the south; the north gable stood 18ft. to the south of building [3b], flanking the transverse access trackway aligning with the principal farmstead entrance to the west. Formerly comprising an elongated range extending further to the south and defining the eastern side of a working yard, the buildings were truncated before 1882/3 to leave only [4a] in place (inset at §.4.1.3), with [4b] being subsequently appended in the mid-20<sup>th</sup> century (first evident on OS map of 1964/72), though incorporating some historic fabric.
- 4.2.15 Building [4a] (Plates 23/4) comprised a compact, 1½-storey range, 15ft. long (N/S) by 20ft. wide (E/W), brick-built in dark-red brick laid largely to a regular Sussex bond (**NB.** English garden wall bond to rear elevation) rising to a two-course ¼-brick oversail eaves band beneath a steeply pitched, plain-tile clad roof, gabled to north and south. The north-west angle was rounded, formed of moulded bricks, rising fully to eaves level. The north gable end (Plate 23) incorporated a central ground-floor door beneath a flat brick head, the timber door pin-hung on strap hinges to the east and opening outwards, above which a rectangular loading door served the hay loft over (photos indicate a winch mechanism attached to the lintel of the loading door frame). The range was lit by single window openings to the north end of the east and west walls, that to the west displaying evidence for insertion/modification and housing steel, multi-pane frames as per range [3b]. The south gable end was blind (Plate 24), abutted by secondary range [4b]. Internally, the ground floor retained elements of stalling (Plate 26),<sup>31</sup> and was furnished with a sloping timber feed-rack to south wall (N. Cooke *pers. comm.*), presumably originally with a feed drop from the hay loft over; the loft was accessed via a ceiling void approached by a wall-mounted ladder (Plate 27); exterior photographs suggest a roof structure supported on two tiers of side-purlins.
- 4.2.16 Building [4b] (Plates 24/5) comprised an 'in line' extension of range [4a] and evidently comprised stabling/loose boxes for two horses, erected in the mid-20<sup>th</sup> century (post-1922/3) on the site of an earlier range, the latter

illustrated on tithe map of 1839 (forming part of a longer range), though removed by time of 1<sup>st</sup> edition Ordnance Survey map of 1882-3 (inset at §.4.1.3). The secondary range was brick-built in pale beige/red brick laid predominantly to stretcher bond, of a single storey beneath a plain-tile clad, pitched roof, gabled to the south and abutting [4a] to the north. The west elevation incorporated two two-leaf doors, hinged to the south and each flanked to the south by small window openings with timber lintels hard beneath plate level, while the south gable end was furnished with a single, high-level window to the apex. The east wall was blind (Plate 25) and incorporated early brickwork from the precursor range, retained as part of a boundary wall (OS maps of 1882/3 through to 1922/3 indicate a small structure backing onto this wall from the east); the lower c.10 courses of the south gable end may also have incorporated early fabric (Plate 24).

**Outbuilding [5]**; centred on NGR SK 08019 32484

- 4.2.17 **Outbuilding [5]** comprised a small, single-cell outhouse sited to the south-east corner of the garden north of the farmhouse (Plate 28). Aligned east-west and backing onto the southern garden boundary wall, the outhouse was brick-built to an irregular Flemish bond, c.6ft. wide x 10ft. long and of a single storey, rising to an offset eaves band beneath a pitched and gabled roof clad in plain-tiles. The outhouse was accessed from the garden via a pedestrian doorway within the western gable end, spanned by a segmental arch of a single header course. No records of the interior of the outhouse have been identified.

**Outbuilding [6]**; centred on NGR SK 08033 32480

- 4.2.18 **Outbuilding [6]** comprised a brick-built, two-bay cart shed located c.130ft due east of the farmhouse (Plate 29), beyond the farmhouse garden within a neighbouring field, tithe plot 46 'Near Barn Croft'. The shed was rectangular in plan, aligned east-west and measuring 24ft. long by 18ft. wide, beneath a pitched, plain-tile clad roof, gable to east and west. The north, east and west walls were blind, while the southern elevation was open, beneath a timber wall plate supported mid-span by a central, square pier of brick. Internally, the shed comprised a single, unencumbered space, open to the underside of the roof and with no transverse bay partition. The two-bay roof was supported by a single truss, embedded in the brickwork of the north wall and carried by the brick-pier to the south; the timber truss was of standard king-post form, with bolted, joggled KP and raking struts rising to principals at the level of a single tier of side purlins (Plate 30). The shed was introduced at some point between the Ordnance Survey 25in. editions of 1922-3 and 1964-72 (see §.4.1.4 above), with 1:10,560 mapping indicating a date post-1949 (see RPS 2015b, Appendix 2).

**Outbuilding [7]** Dutch-barn; centred on NGR SK 08024 32470

- 4.2.19 **Outbuilding [7]** comprised a steel-framed Dutch barn located c.60ft east of Bldg. [3b] (Plates 31/2). It was of three bays, aligned east-west and measuring 48ft. long. by 18ft. wide, open-sided beneath a simple, pitched roof (as opposed to the more common arched form), clad in corrugated iron sheeting, the latter extending to the upper, southern lateral wall and gable ends. The Dutch-barn was introduced at some point between the Ordnance Survey 25in. editions of 1922-3 and 1964-72 (see §.4.1.4 above), with 1:10,560 editions (see RPS 2015b, Appendix 2) refining the timeframe for its erection to 1938-49. The barn was of standard form and detailing for the period, and was of strictly limited historical interest or negligible architectural merit

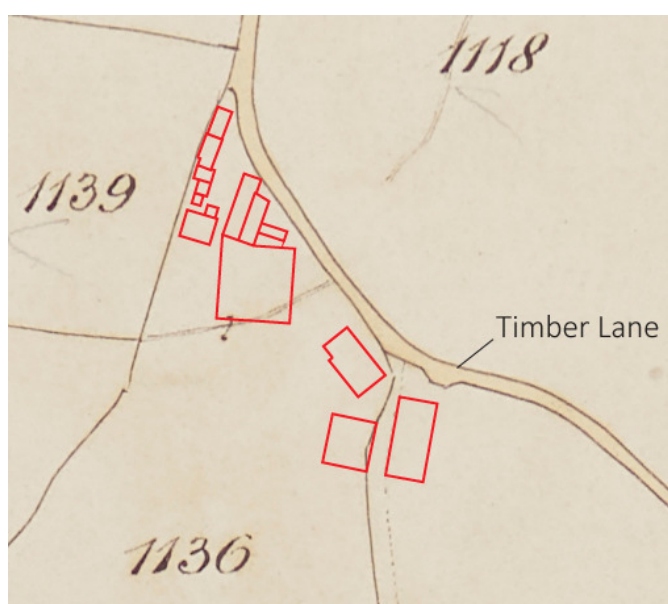
<sup>31</sup>

The stalling visible in site photographs (Plate 26) appears low in nature, and includes iron tethering bars indicative of cattle accommodation, although the general arrangements of the building are suggestive of an original stable function, and the recorded stalling may thus reflect a secondary modification.

## 5 HAZELWALLS (aka 'Hazel Walls', 'Hazle Walls')

### 5.1 Historical Background

- 5.1.1 Hazelwalls is absent from the Uttoxeter Township tithe map of 1843,<sup>32</sup> and indeed had still to be erected by the time of the first edition Ordnance Survey 25in. map of 1882-3 (inset at §.5.1.4 below), indicating a late-19<sup>th</sup> century origin.<sup>33</sup> The recent farmstead plan is overlaid onto an extract of the tithe plan below; the parcel upon which the early core of Hazelwalls was later to be constructed, viz. Plot 1136, is listed in the accompanying apportionment as 'Hazle Walls', a meadow in the ownership of the Divisees of one Abraham Flint, together with Plot 1135 to the south-east (also named 'Hazle Walls'), the plots having a combined area of 9A 3R 10P. As noted above, plots 56/57 in adjacent Woodlands Township were also called 'Hazlewalls', though were under different ownership /occupation (see §.4.1.3).



Hazel Walls Farm overlaid onto Uttoxeter Township tithe map of 1843.<sup>34</sup>

- 5.1.2 The apportionment accompanying the tithe<sup>35</sup> lists lands around the future Hazelwalls Farm, as follows:

Plot	Owner	Occupier	Description	State of Cultivation	Size		
					A	R	P
1118	Ann Bladon	Ralph Hammersley	Aldery Meadow	Meadow	9	0	5
1119	Ann Bladon	Ralph Hammersley	Balance Hill Bank	Pasture	11	3	21
1120	Sampson Bartram	Sampson Bartram	The Meadow	Pasture and Meadow	3	0	2
1130	Lord Bagot	William Perkin	Hazle Wall Meadow	Meadow	1	0	21
1131	Lord Bagot	William Perkin	Hazle Wall	Arable	7	2	32
1132	Lord Bagot	William Perkin	Middle Hazle Field	Arable	6	1	3
1133	Lord Bagot	William Perkin	Far Hazle Field	Arable	6	3	4

<sup>32</sup> SCRO ref. B/A/15/321; 235/42680.

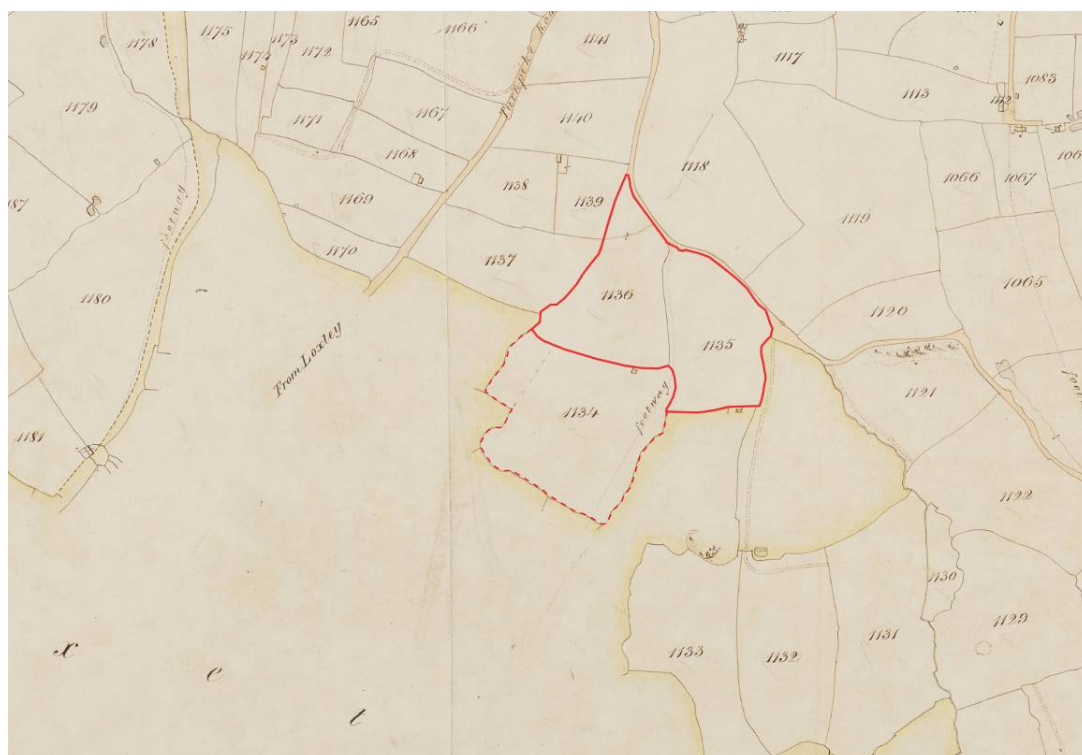
<sup>33</sup> Hazelwalls is first specifically referred to as an address, as opposed to a place/field-name, in 1898 (see §.5.1.8 below).

<sup>34</sup> Reproduced by permission of Staffordshire Record Office; Order No. PI 6692, Licence issued 21<sup>st</sup> April 2021

<sup>35</sup> Original not seen; data consulted via <https://www.staffsnameindexes.org.uk>.

1134	Eliza Bateman	John Bathew	Strawberry Leasow	Meadow	8	0	35
1135	(Divisees of) A Flint	Abraham Flint	Hazle Walls	Pasture	4	3	14
<b>1136</b>	(Divisees of) A Flint	Abraham Flint	<b>Hazle Walls</b>	Meadow	4	3	36
1137	(Trustees of) Wm. Fox	William Smith	Hollows Close	Meadow	4	1	1
1138	(Trustees of) Wm. Fox	William Smith	Far Picknalls	Pasture	2	1	18
1139	(Trustees of) Wm. Fox	William Smith	Far Picknalls	Meadow	1	2	28
1140	(Trustees of) Wm. Fox	William Smith	Nr. Picknalls & Intake	Pasture	3	1	39
1141	(Trustees of) Wm. Fox	William Smith	Moors Land	Pasture	3	2	23

**Table 2:** Extracts from schedule accompanying Uttoxeter Township tithe map of 1843 for plots in vicinity of future Hazelwalls Farm.



**Hazelwalls:** Extract of Uttoxeter Township tithe map of 1843, showing vicinity of later farmstead (see fn. 32).

(NB: fields 1135/6, outlined in red, are named 'Hazle Walls' in the accompanying apportionment; combined with adjacent field 1134, marked with dashed line, the plots would extend to a total area of 18A, corresponding to early descriptions of the farm).

- 5.1.3 Early-20<sup>th</sup> century sources (see below) record Hazelwalls Farm as comprising 18A (1901), later extended to c.42/3A (1924), a modest holding approximately one-third the extent of Blount's Hall, and it is unclear which lands were historically associated with the farm. It is noted, however, that plots 1135/1136, in combination with adjacent plot 1134 ('Strawberry Leasow'),<sup>36</sup> together forming a logical unit, measure exactly 18A and may thus, arguably, represent the original extent of Hazelwalls in the late-19<sup>th</sup> century. The lands to the west formed part of Blount's Hall Farm and those to the south belonged to Cock's Farm, and it thus seems reasonable to assume that the enlarged Hazelwalls may have occupied lands to the east of Timber Lane, later largely occupied by modern housing. Alternatively, plots 1130-1133 (totalling c.22A), all in the occupation of William Perkin of Cox Bank Farm at the time of the tithe survey, each include 'Hazle' or 'Hazle Wall' as a field-name element and may be related; these plots were to be put up for sale in 1856, part of an auction (Lot 15) of

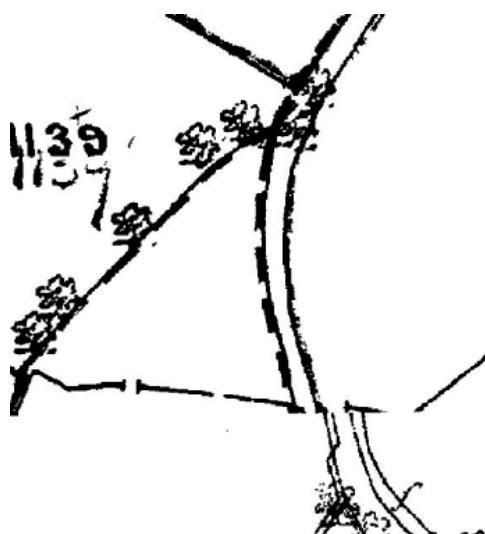
<sup>36</sup>

Strawberry Leasow, though owned by one Eliza Bateman, was occupied in 1843 by John Bathew of Blount's Hall, contiguous with his lands associated with the latter (see Table 1 above); the map appears to show a small, isolated structure against the north-eastern boundary of the field

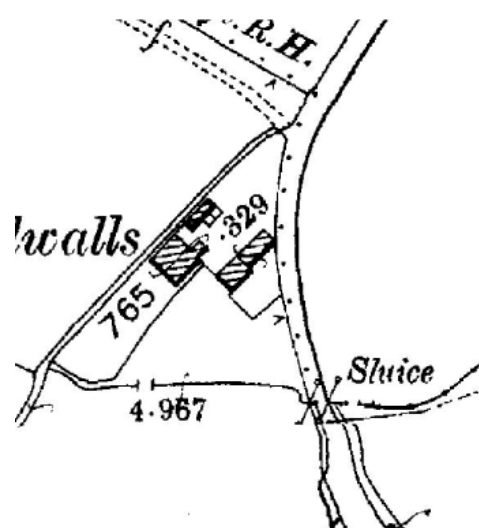
a 'valuable freehold, accommodation and building land called the Uttoxeter Parks and Hazel Walls (*Derby Mercury* 23<sup>rd</sup> July 1856).

#### *Ordnance Survey Maps*

- 5.1.4 At the time of the compilation of the first edition Ordnance Survey County Series 25in. map of 1882-3 (inset, below left), the Hazelwalls site, representing the north-eastern section only of tithe plot no. 1136 ('Hazel Walls'), remained undeveloped; the first reference to the farm dates to 1898 (see §.5.1.8) with the farmstead thus being first depicted in the second edition map of 1901 (inset, below right). The early farmstead, accessed off the west side of Timber Lane, comprised a modest, square-plan house [1],<sup>37</sup> including a projection to north-east side) aligned against the north-western site boundary, together with a limited array of outbuildings to the north-east thereof, the latter arranged in two parallel rows defining a small, loose courtyard plan, the rectangular yard measuring c.40ft x 50ft. in extent, open to the north-east. The north-western range of outbuildings would appear to have incorporated a pair of pigsties (later removed), suggested by two small, walled enclosures encroaching onto the area of the yard. To the south-west of the house, an enclosed garden is annotated '765', while fence lines define two further yards, with a total core area of c.0.8A. A narrow track is shown flanking the north-western boundary of the farmstead opening off Timber Lane to the north-east angle and passing the north-western gable end of the farm house.



First edition Ordnance Survey 25in. map, 1882-3 (detail).



Second edition Ordnance Survey 25in. map, 1901 (detail).

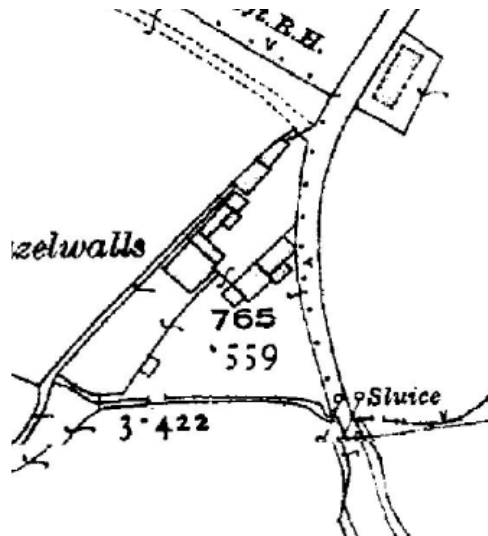
- 5.1.5 By the time of the 3<sup>rd</sup> edition map of 1922-3 (inset below, left), the ranges of outbuildings flanking each side of the working yard had been extended (those to the north-west being built partly over the line of the narrow track of the 1901 edition), and a small structure appended to the bounding wall of the enclosed garden, though the overall plan of the farmstead remained broadly consistent and the farmhouse itself unchanged. An open-sided rectangular structure, reasonably a Dutch barn, is shown within a fenced enclosure in the field to the east of Timber Lane (tithe plot 1118; 'Aldery Meadow'), diagonally opposite the entrance to Hazelwalls, though it is unclear whether this was related. Further minor modifications to the outbuilding ranges are evident on the

<sup>37</sup>

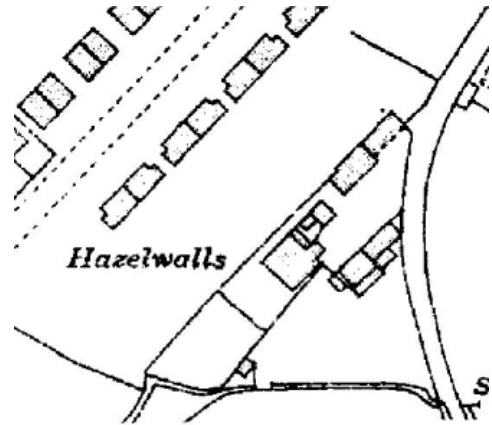
See block plan inset at §.5.2.2 for building reference key.



edition of 1937 (inset below, right), this map also illustrating the first encroachment of residential development (Westlands Road) to the north-west of the core buildings.

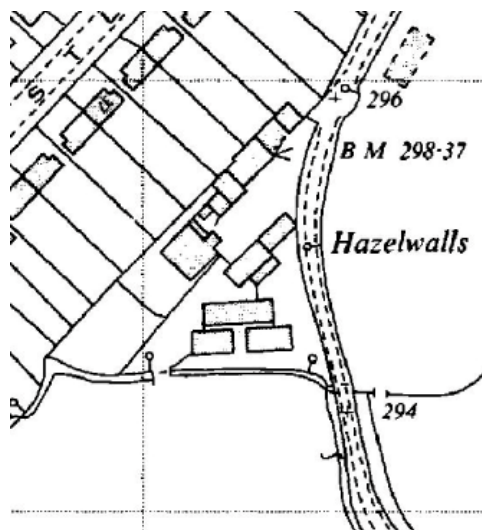


Third edition Ordnance Survey 25in. map, 1922-3 (detail).



Ordnance Survey 25in. map, 1937 (detail).

- 5.1.6 The National Grid 1:2500 edition of 1964-72 (inset below, left) records significant enhancement of agricultural accommodation at the farmstead, reasonably reflecting the enlargement of the farm recorded in historical sources. This enhancement was principally in the form of the introduction of three large rectangular ranges (presumably the cow sheds referred to in the sale description of 1955; see §5.1.10 below), aligned east-west and sited to the south of the core buildings. All were later removed to be replaced by buildings [10]-[14], present by 2003 (inset below, right).



National Grid series 1:2,500 map, 1964-72 (detail).



Vertical AP from 2003 (Google Earth).



## Overview of Known Historical Ownership / Occupation

- 5.1.7 Lands at Hazelwalls are recorded in a notice of sale announced in the *Staffordshire Advertiser* of 24<sup>th</sup> January 1824,<sup>38</sup> while John Bathew of Blount's Hall (see above) is recorded in an auction announcement of 1837 (*Staffordshire Advertiser*, 22<sup>nd</sup> July) in the occupation of two closes of land in Timber Lane, Lots 10/11, both called 'Hazlewalls' and thus reasonably equating to Plots 1135/1136 of the tithe survey,<sup>39</sup> one of which (Lot 10; 1136) was furnished with 'a barn standing thereon'. The same auction included 'The Meadow' (Lot 9, equating to Plot 1120 of the tithe survey) recorded in the occupation of Mr. Adrian Woodings. Closes of 'fine rich old turf land' amounting to c.16A, were later to be sold by auction by Bathew's son William in 1849 (*Staffordshire Advertiser* 27<sup>th</sup> October/10<sup>th</sup> November).
- 5.1.8 'Two fields of capitol old turf land situate in Timber Lane containing about 10½ acres' were put up for sale in February 1898 (*Uttoxeter Advertiser and Ashbourne Times* 23.02.1898), with an application correspondence address of Mr. J. Potts at The Hazelwalls, Uttoxeter, this being the first indication of the farmstead being in existence. Potts is recorded again in the early years of the 20<sup>th</sup> century, when the farmstead itself, comprising an 'excellent house and buildings' together with '18A OR 6P of superior turf land with in a ring fence', was advertised for let or sale in the *Staffordshire Advertiser* of 21<sup>st</sup> September 1901. The advertisement of the farm was presumably related to the vacation of the premises by one Brian Ellesmore, recorded at Hazelwalls in the 1901 census, on the occasion of his 'leaving the neighbourhood' announced in connection with a sale of farming stock a month earlier. The 1901 census records Ellesmore, a farmer aged 37, together with his wife Mary (32), three daughters (aged 18 months to 9 years), a boarder and one farm servant. By the time of the 1911 census (inset below), Frederick Steele (35, Farmer) was in occupation of 'The Hazelwalls', together with his wife Louisa (32), daughter Hilda (10; scholar), and cousin John Clowes (32), originally from Manchester.

**CENSUS OF ENGLAND AND WALES, 1911.**

*Before writing on this Schedule please read the Examples and the Instructions given on the other side of the paper, as well as the headings of the Columns. The entries should be written in Ink.*

*The contents of the Schedule will be treated as confidential. Strict care will be taken that no information is disclosed with regard to individual persons. The returns are not to be used for proof of age, or in connection with Old Age Pensions, or for any other purpose than the preparation of Statistical Tables.*

NAME AND SURNAME	RELATIONSHIP TO HEAD OF FAMILY	AGE AND SEX	PARTICULARS AS TO MARRIAGE		PROFESSION OR OCCUPATION		BIRTHPLACE	NATIONALITY	INFLUENT
			Married	Single	Personal Occupation	Industry or Service with which worker is connected			
Frederick Steele	Head	35	Married		Farmer	100	Cheddleton, Staffs.	English	
Louisa Steele	Wife	32	Married				Cheddleton, Staffs.	English	
Hilda Steele	Daughter	10			School	390	Cheddleton, Staffs.	English	
John Clowes	Cousin	32	Single		Farmer	100	Manchester	English	

(To be filled up by the Enumerator)

(To be filled up by, or on behalf of, the Head of Family or other person in occupation, or in charge of this dwelling)

I declare that this Schedule is correctly filled up to the best of my knowledge and belief.

Signature: *Frederick Steele*  
 Postal Address: *The Hazelwalls, Uttoxeter, Staffs.*

Hazelwalls, copy of 1911 census return ([www.ancestry.co.uk](http://www.ancestry.co.uk))

<sup>38</sup> viz. 'Lot 2: 3 closes of valuable land... adjoining Timber Lane, the Hazlewalls, Cox Bank and Blount's Hall Farm, now in the possession of Mr Hasketh'; Hasketh is recorded in the 1839 tithe schedule (Woodlands Township) as occupying plots 56 and 57, owned by Thomas Brindley.

<sup>39</sup> Acreages listed in the advert; 4a 3r 36p (Lot 10) and 4a 3r 4p (Lot 11) correspond broadly with plots 1135/6 as listed in the tithe schedule, at which time they were recorded in the ownership of the Divisees of Abraham Flint, recently deceased (see <https://discovery.nationalarchives.gov.uk/details/r/D919356>).

- 5.1.10 Steele was, however, to give up farming in the early 1920s, with an advertisement in the *Staffordshire Advertiser* of 12<sup>th</sup> February 1921 announcing a sale of stock including 34 head of cattle, three horses and 15 sheep, together with poultry, implements and dairy utensils. The farmstead itself was put up for auction shortly afterwards with the *Staffordshire Advertiser* of 21<sup>st</sup> June 1924 announcing the sale of a 'valuable dairy farm with early possession at THE HAZELWALL FARM with model house and buildings, area 43A,<sup>40</sup> by direction of the owner Mr. Hugo Deville (who is leaving the District)'. The *Staffordshire Advertiser* of 2<sup>nd</sup> August 1924 confirmed that the farm had been sold to a Mr. Fisher of Manchester for the sum of £3,635; it is not clear whether Fisher occupied the farm himself as, although he is recorded as owner in 1942,<sup>41</sup> an article of 1948 records one George Edwards in occupation,<sup>42</sup> stating that he had been at the farm for 22 years, ie. since 1926, two years after Fisher's original acquisition.
- 5.1.11 Edwards is again recorded at Hazelwalls in 1955,<sup>43</sup> by which time he was the owner/occupier; an advertisement announced the 'sale by private treaty with vacant possession' of 'a valuable freehold medium-sized farm known as Hazelwalls Farm situated at Timber Lane, Uttoxeter, comprising a most attractive brick and tiled house, conveniently arranged farm buildings including shed for 22 cows, 3-bay Dutch hay-barn and ample other buildings,<sup>44</sup> nice gardens and sound turf and arable land 38A 3R 11P in the occupation of the owner Mr G Edwards'. The farm is most recently recorded in occupation of RA Jones.

## 5.2 Farmstead / Building Descriptions

- 5.2.1 Hazelwalls Farm was located to the western side of Timber Lane,<sup>45</sup> south of the Stafford Road and c.0.75km south-west of Balance Hill. Originally occupying a relatively remote, isolated site, the core farmstead buildings were later encroached upon by expanding residential development to the north and east during the later-20<sup>th</sup> century such that, prior to demolition, they were sited at the south-western fringe of the suburban area.
- 5.2.2 The farmstead occupied a modestly-sized site, tapering to the north-east, centred on a compact, brick-built farmhouse [1] with a working yard to the north-east thereof, accessed directly from Timber Lane via an entranceway to the north-east angle (Plate 33). The main yard was flanked by opposing, linear groups of outbuildings of varying date to north-west ([2]-[6]) and south-east ([7] and [8]), the core ranges together forming a small, loose 'U'-shaped complex (Plate 34), open to the north-east. Site photographs indicate that the outbuildings were generally in a poor state of repair prior to demolition, with the north-western group in particular having been subject to extensive modification and piecemeal renewal. To the south of this 'core' group of buildings, ranges [9]-[14] comprised a series of standard utilitarian, steel-framed structures of late-20<sup>th</sup> century date (post-dating the OS map of 1964-72), introduced to enlarge the agricultural accommodation of the farmstead,<sup>46</sup> though of negligible historical interest or architectural merit and impacting upon the setting of the earlier buildings.

<sup>40</sup> Note the increase in associated lands since the sale of 1901 (18A).

<sup>41</sup> *Staffordshire Advertiser*, 17<sup>th</sup> October 1942.

<sup>42</sup> *Staffordshire Advertiser* of 8<sup>th</sup> May 1948 reported Edwards was fined £5 for selling adulterated milk.

<sup>43</sup> *Staffordshire Advertiser*, 21<sup>st</sup> January 1955.

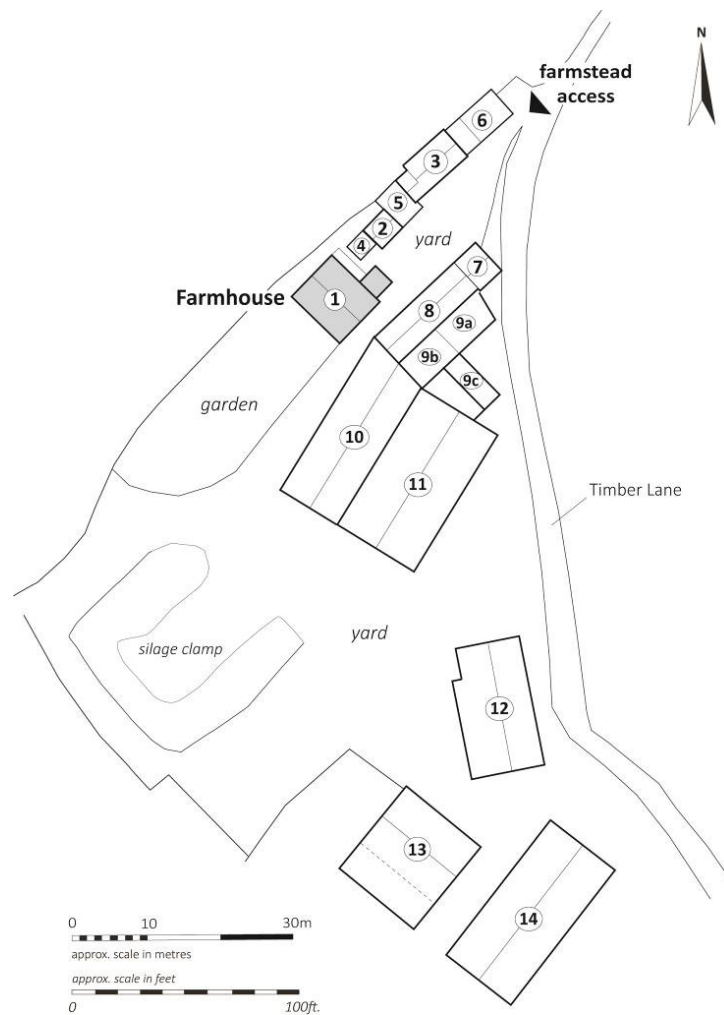
<sup>44</sup> The latter buildings reasonably the later, east-west aligned ranges to the south of the 'core' buildings, first shown on the OS edition of 1964-72.

<sup>45</sup> Timber Lane (named as such on Yates' map of Staffordshire of 1775) is possibly of medieval origin, affording access to the fields and High Wood beyond (Shaw and Taylor 2011, 13).

<sup>46</sup> As noted above, the acreage of lands associated with the farmstead increased from c.18A in 1901 to 42/3A by the mid-1920s.



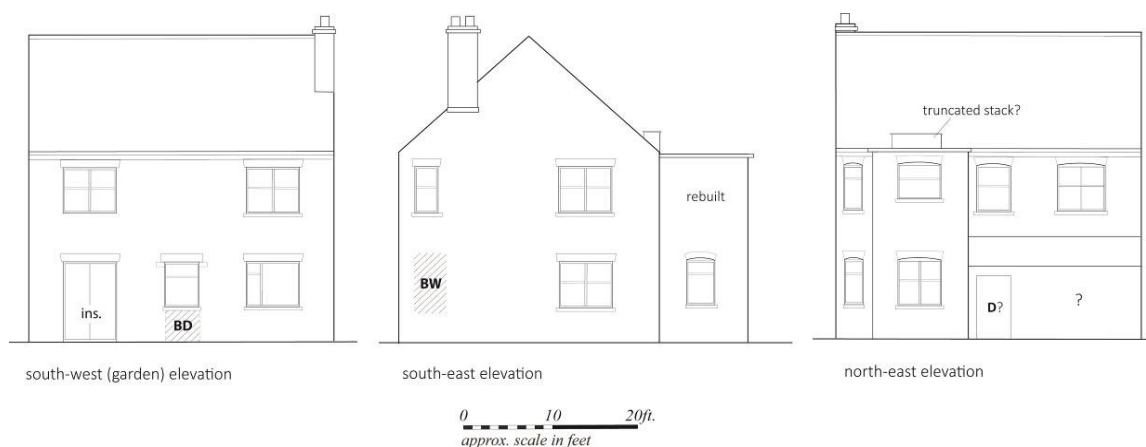
Hazelwalls Farm: Aerial photograph from 2017 (Google Earth).



Hazelwalls Farm: Block Plan

**Farmhouse [1];** centred on NGR SK 08621 32664

- 5.2.3 **Farmhouse [1]** (Plates 35/6; see sketch elevations below) occupied a simple rectangular footprint, oriented NW-SE and measuring c.35ft. x 40ft. with a square, two-storey, flat-roofed projection to the north-east façade. It was brick-built, traditionally solid-walled, in a hard-fired red brick laid to an irregular Flemish stretcher bond, rising through two full storeys to a two-course, ¼-brick oversail eaves band beneath a pitched roof, gabled to NW and SE.<sup>47</sup> A single, two-flue stack rose flush to the SE gable end (Plate 36), breaking the SW roofslope, while a further stack (truncated?) is suggested to the north-east elevation, sandwiched between the main block and the projection (see sketch elevation, below right).
- 5.2.4 The south-western elevation to the enclosed garden (Plate 36; sketch elevation, below left) was of three window bays, with two large widely-set windows beneath flat, rendered lintels to first-floor level and matching openings to ground floor (that to the NW converted to 'French' doors), originally flanking a central doorway, partly blocked and adapted to form a window. The north-east elevation (Plate 35; sketch elevation, below right) is less regular, incorporating a square, two-storey projection. Ostensibly a secondary extension, the presence of the projection on the first cartographic depiction of the farm (1901 OS map), and the pattern of fenestration to the main elevation, clearly designed to accommodate the feature (Plate 35), indicates that it represented a primary element of the house plan, although the quality of the brickwork evident in site photographs suggests that it had been, at least in part, rebuilt. Right of the projection, first floor level was pierced by two further window openings beneath segmental brick heads; ground floor arrangements are less clear, but would appear to have incorporated a doorway and window, set beneath a common (secondary) canopy/pentice. The south-east elevation presents a plain gable with superimposed ground and first floor windows, wider to the north-east and narrow to the south-west, the latter arranged to accommodate interior fireplaces, served by the two-flue stack rising to the left-hand roofslope.<sup>48</sup>

**Hazelwalls Farmhouse (1):** sketch elevations

- 5.2.5 No asbestos survey was completed for Hazelwalls (as per Blount's Hall) and, unfortunately, there are no corresponding sketch plans or further records of the interior of the farmhouse. It is noted, however, that the

<sup>47</sup> The ecology survey report (RPS 2014, 17) records Staffordshire blue-clay roof tiles with traditional clay ridge tiles.

<sup>48</sup> There would appear to have been no corresponding stack to the north-west, and thus the original means of heating of the rooms to that side of the house is unclear.

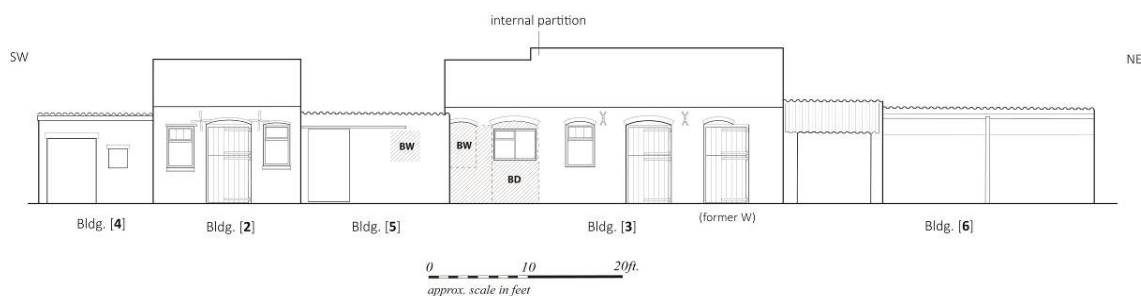


1911 census return (see §.5.1.8) records seven rooms (excluding scullery, landing, bathroom, closet etc.) and, together with the external fenestration pattern, a plan of four rooms per floor is implied, presumably arranged around a central, transverse stair hall served by opposing doorways to yard/garden elevations, with an additional room per floor within the north-eastern projection; the pattern of pipework to the projection (see Plate 35) indicates that the first-floor accommodated a bathroom/WC.

- 5.2.6 The roof (Plate 37) would appear to have been of common rafter form, supported on two tiers of vertically set side-purlins and a plank-section ridge piece, set into the brickwork gables to NW/SE and possibly supported mid-span by vertical struts rising from a strutting beam, but evidently with no truss *per se*. The first floor ceiling was suspended from the side-purlins on timber hangers.

#### Outbuildings to north-west side of working yard

- 5.2.7 The north-west side of the working yard was flanked by a multi-phase group of buildings, having evolved in a piecemeal fashion, including two earlier (though not primary) ranges ([2] and [3]), interspersed with a series of three strictly utilitarian storage buildings ([4], [5] and [6]), a process of accretive development having had a manifestly negative impact upon the integrity of the group and resulting in a somewhat incoherent overall aspect (Plate 38).



**Hazelwalls:** Outbuildings to north-west side of yard, sketch elevation

#### **Outbuilding [2];** centred on NGR SK 08623 32667

- 5.2.8 **Outbuilding [2]** (Plate 39) comprised a simple, single-cell structure, c.15ft square, brick-built in red brick laid to Flemish stretcher bond, of a single storey, rising to a plain eaves beneath a pitched, plain-tile clad roof, gabled to SW and NE, where it was abutted by later structures [4] and [5] respectively. The yard elevation was pierced by a central, wide doorway opening, accommodating a two-leaf timber door, pin-hung on strap-hinges to north-east, flanked to each side by symmetrically opposed, single-light windows (lower fixed-pane beneath three-pane, bottom hinged opening panel). All openings were set beneath segmental arches of a single header-course, the windows being furnished with chamfered, blue-brick cills. Cruciform pattress plates evidenced two transverse tie rods (Plate 40). Records of the interior are limited, though the Ecological Assessment (RPS 2014, 18) reports a single, unencumbered space open to the underside of the pitched roof (ie. no floored loft space over), the latter comprising common rafters supported by a single tier of vertically-set side-purlins and with a single, central tie beam (Plate 40). The building arrangements suggest an original stable / loose box function, though it had latterly been used as a storeroom (RPS, *ibid.*). The detailing of the range appears early, though reference to historical Ordnance Survey mapping suggests that the building did not form

part of the primary farmstead, and was introduced in its current form in the 1920s or early 1930s, being first unambiguously shown on 1937 edition (inset at §.5.1.5).

**Outbuilding [3];** centred on NGR SK 08625 32670

5.2.9 **Outbuilding [3]** (Plate 41) comprised a linear, single-storey range, aligned to the north-western site boundary and facing onto the extended original yard area. It was brick-built in yellow/beige brick laid to Flemish stretcher bond, rising to a simple offset eaves band beneath a pitched plain-tile clad roof, gabled to NE and SW. The building measured 36ft. long x 18ft. wide, narrowing to 15ft. wide to the south-west, the reduction in width being reflected in a correspondingly lower ridge line (see sketch elevation above). Pattress plates to the yard elevation evidenced two transverse tie rods. The yard elevation had been significantly modified from an original arrangement of alternating windows (x3) and doorways (x2), all beneath segmental brick arches of double header-courses. Specifically, the south-western window had been blocked and the adjacent original doorway converted to a window, while the north-eastern window had been converted to a (wider) doorway, thereby altering the original W-D-W-D-W rhythm to a W-W-D-D arrangement. The doorway openings to the centre (original)/north-east (inserted) of the range were furnished with matching, two-leaf timber doors, pin-hung on strap-hinges to the north-east, opening outwards. The surviving original window opening comprised a single-light window (lower fixed-pane beneath three-pane, bottom hinged opening panel), while the secondary window inserted into the original south-western doorway was of two-light form.

5.2.10 Internally, the range was subdivided on a bi-partite plan, the internal transverse partition corresponding with the reduction in building depth/ridge height (see sketch elevation above). Each section comprised a single unencumbered space, open to the underside of the pitched roof, with no floored hay-loft over. The roof over the north-eastern section was of three bays, defined by two timber king-post trusses (bolted KP, angles struts) supporting a single tier of side-purlins (Plate 42). It is assumed that the roof over the south-western end of the range was similarly supported on side purlins, which would here have been lodged in the brickwork of the flanking walls.

5.2.11 Introduced at some point between the Ordnance Survey editions of 1922/3 and 1937 (inset at §.5.1.5) on the site of a former range, the general arrangements of the building suggest an original cowhouse function, latterly used for storage.

**Outbuilding [4];** centred on NGR SK 08622 32666

5.2.12 **Outbuilding [4]** comprised a small, single-unit extension measuring c.12 ½ ft. square, appended at the south-west end of the range of buildings flanking the north-west side of the yard. Available photographic records are minimal and largely peripheral in nature (see Plate 39), but the building would appear to have been brick-built in a mottled beige/brown brick laid to stretcher bond, of a single storey with a flat/gently sloping roof, the latter clad in corrugated cement-fibre sheeting. The yard elevation was furnished with a wide timber doorway, pin hung on strap hinges to the north-east, and single two-light window, both set beneath flat, exposed-concrete lintels. Function unclear, though assumed to have been a simple storage range, the demolished structure is evidently that first depicted on the 1964-72 Ordnance Survey 1:2500 map, which replaced a previous, longer building.



**Outbuilding [5];** centred on NGR SK 08624 32668

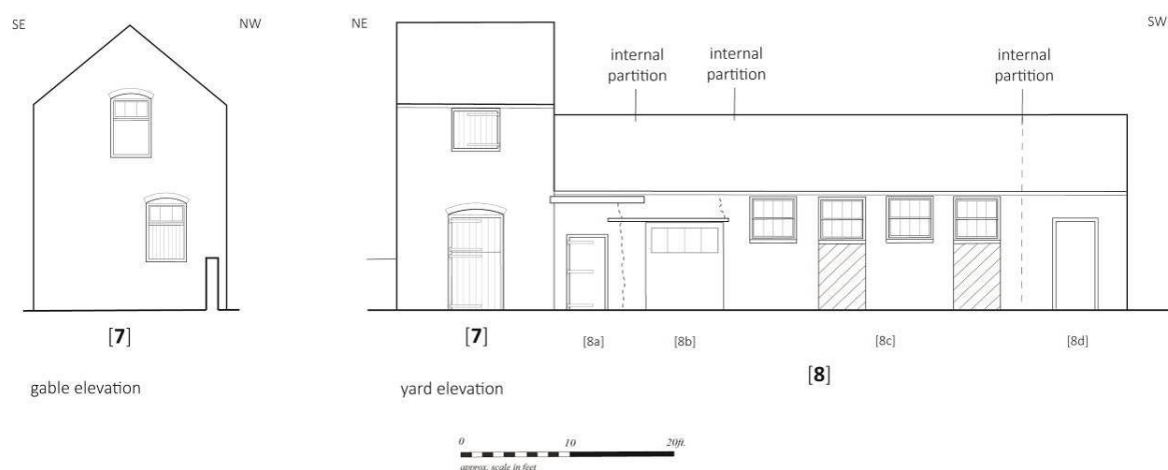
- 5.2.13 **Outbuilding [5]** (Plate 42) comprised a simple, mid-20<sup>th</sup> century infill block, inserted between ranges [2] to the south-west and [3] to the north-east. Measuring c.13ft. wide by 22ft. deep, the range was of breeze-block construction, of a single storey beneath a flat roof, supported on steel girders and clad with corrugated cement-fibre sheeting, with a sliding door and blocked window to yard elevation. The range was of negligible historical interest and no architectural merit, having had a negative impact upon the setting of the adjacent ranges [2] and [3]. It was introduced at some point between the Ordnance Survey editions of 1937, when the plot was vacant, and 1964-72 (insets at §.5.1.5/6).

**Outbuilding [6];** centred on NGR SK 08627 32672

- 5.2.14 **Outbuilding [6]** comprised a further simple infill range, c.35ft. long by 18ft. wide, backing onto the main site boundary, first depicted in plan form on the Ordnance Survey edition of 1937, occupying the space left vacant by the removal of earlier (secondary) buildings shown on the earlier edition of 1922/3 (inset at §.5.1.5). The range comprised three steel-framed bays, of a single storey beneath a mono-pitch roof of corrugated cement-fibre sheeting with semi-translucent skylight panels. The south-western bay, abutting the north-eastern gable end of building [3], was enclosed by breeze block walling (Plate 44) and latterly accommodated a large refrigeration unit, while the north-eastern bays were open-fronted to the yard (Plate 45), used for general machinery/plant storage.

#### Outbuildings to south-east side of yard

- 5.2.15 Outbuildings [7] and [8] (Plate 46; sketch elevations below) to the south-east side of the working yard evidently represented original/early elements of the farmstead plan, being illustrated on the Ordnance Survey edition of 1901, though building [8] in particular has been extensively altered and extended by a single bay to the south-west.



**Hazelwalls:** Outbuildings to south-east side of yard, sketch elevation

**Outbuilding [7];** centred on NGR SK 08627 32666

- 5.2.16 **Outbuilding [7]** (Plate 46) comprised a small, two-storey block, c.15ft. square, brick-built in red brick laid to a regular Flemish stretcher bond, rising to simple off-set eaves band beneath a pitched, plain-tile clad roof, gabled to north-east and south-west, the latter elevation butted by adjacent, single-storey range [8]. The yard elevation (sketch elevation, above right) was furnished with a ground-floor doorway, housing a two-leaf timber door, pin-hung on strap-hinges to the north-east, beneath a segmental arch of two header-courses; the upper floor included a square loading opening with flat head and chamfered, blue-brick cill, again furnished with a pin-hung timber door, here hinged to the south-west. The north-east gable end (sketch elevation, above left) included single, segmental-headed openings to ground and first floor levels; the lower opening, with single header-course arch, was offset towards the yard side of the elevation and furnished with hit-and-miss ventilators beneath a four-pane window panel, the upper opening was axial, with stretcher-arch and a chamfered, blue-brick cill.
- 5.2.17 Internally, the ground floor comprised a single, unencumbered space at each level, the ground floor most recently used for general storage (Plate 48), with vertical access to the upper storey by means of a wall-mounted timber ladder rising via a floor void over (Plate 49). There are no records of internal arrangements, fixtures or fittings, though the general layout of the building suggests an original stable with hay-loft over. It is assumed to have constituted part of the primary range illustrated on the second edition Ordnance Survey map of 1901 (inset at §5.1.4).

**Outbuilding [8];** centred on NGR SK 08625 32664

- 5.2.18 **Outbuilding [8]** (Plate 46; sketch elevation, above right) comprised a long, single-storey range, c.16ft. wide by 53ft. long aligned north-east to south-west, forming part of a unified block with Bldg. [7] to the north-east, together flanking the south-eastern side of the original yard. It was brick-built in red brick rising to a plain eaves beneath a pitched roof, abutting [7] to the north-east and abutted by steel-framed range [10] to the south-west, where the range had been extended, in-line, by a single bay [8d] at some point between the OS editions of 1901 and 1922/3. The yard elevation had been extensively modified, in particular by the introduction of a timber sliding door to [8b]. A long timber lintel above the pedestrian doorway to [8a] is suggestive of an original, wider door at this end of the range. To the body of the range ([8c]), a series of alternating doors and windows had been converted to form windows only; it is possible that the original pattern of alternating doors and windows previously extended to [8b], being lost when the sliding door was introduced and the exterior elevation rebuilt.
- 5.2.19 Internally, it would appear that the range was subdivided on a tri-partite plan ([8a-c/d]); [8a] (Plate 51) would appear to have reflected an original subdivision, with the associated partition onto the remainder of the range extending to eaves level only, though the partition at [8b/c] may well have been a secondary insertion. Immediately prior to demolition room [8a] formed a small store, [8b] a chemical store and [8c] a milking parlour (RPS 2014, 21). The roof over [8c] was carried by two tiers of side-purlins supported on simple king-rod trusses with raking struts (Plate 52); the original gable end of [8c] was removed when the range was extended ([8d]), the purlins being supported by vertical steel struts rising from a steel tie. The extent of secondary modification and sparse nature of records make identification of original function somewhat speculative though, on the available evidence, it would seem the range most probably formed a simple cowhouse range, possibly with a food preparation bay [8a] to the north-east end.

**Outbuilding [9]**; centred on NGR SK 08626 32660

- 5.2.20 **Outbuilding [9]** comprised a series of three conjoined steel-framed structures to the rear (south-east) of outbuilding [8] (from which they were evidently accessible), grouped around a small, open yard backing onto Bldg. [11], centred on NGR SK 08628 32643. No detailed primary records exist, though Google Earth imagery and a single general view over the roofscape, looking south-west (Plate 51), indicates utilitarian steel-framed forms beneath mono-pitch roofs, with roofs and walls being clad variously in corrugated/profiled cement-fibre/steel sheeting. All were of late-20<sup>th</sup> century origin, with [9b] possibly slightly earlier than [9a/c]. The ranges were of negligible historical interest and no architectural merit.

**Outbuildings [10] to [15]**

- 5.2.21 **Outbuildings [10] to [15]** (Plates 54-9) comprised a series of utilitarian, steel-framed agricultural sheds, shelter sheds and storage ranges erected on land to the south of the core farm buildings, and were largely *in-situ* by the time of first available 'Google Earth' historical imagery of 2003 (inset at §.5.1.6). All post-dated the Ordnance Survey edition of 1964-72, which illustrates a series of three precursor (post-1922-3) ranges aligned east-west within the area of Bldgs. 10/11 (presumably the cow sheds and Dutch barn referred to in the sale description of 1955; see §.5.1.11). The late-20<sup>th</sup>-century ranges were of standard form and detailing for agricultural ranges of the period, when traditional ranges were falling increasingly out of use, and were of negligible historical interest or architectural merit. They can be summarised as follows:

**Building [10]**: Five-bay, steel-framed, pitch-roofed cow shed range (Plate 54), 85ft. long x 30ft. wide, aligned NE-SW, centred on NGR SK 08615 32641; angled to NE where it abutted (extended) SW elevation of Bldg. [8]. Congruous with, and internally open to, Bldg. [11] to the SE; open to range [9b] to north.

**Building [11]**: Five-bay, steel-framed, pitch-roofed cow shed range (Plates 54/5), 80ft. long x 45ft. wide, aligned NE-SW, centred on NGR SK 08623 32635, congruous with range [10] to NW. Walls infilled with combination of lower breeze-block and upper 'hit-and-miss' vertical timber cladding (corrugated cement fibre sheeting to upper gables). Congruous with, and internally open to, Bldg. [10] to the NW; open to small yard defined by Bldgs. [9] to the north.

**Building [12]**: Three-bay shelter shed (Plate 56), 45ft. long x 35ft. wide, aligned NW-SE and centred on NGR SK 08637 32600, with slightly narrower (30ft. wide) storage/garage bay to NW end. Shelter bays were open to south-west with other elevations infilled with a combination of lower breeze-block and upper 'hit-and-miss' vertical timber cladding; the storage /garage bay to the NW was fully enclosed, with a vertical roller-shutter door to the yard elevation.

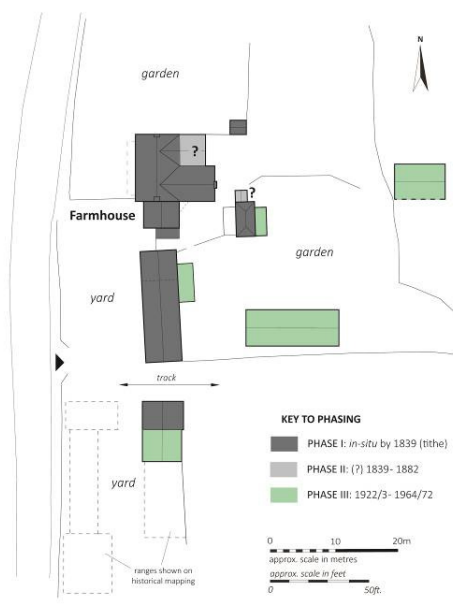
**Building [13]**: Three-bay, steel-framed Dutch barn (Plates 57/8), 45ft. long x 30ft. wide with simple pitched-roof, aligned NW-SE and centred on NGR SK 08624 32581, with 15ft. wide, cat-slide out-shut flanking rear (SW) side. Largely open-sided, though NW elevation infilled with combination of lower breeze-block and upper 'hit-and-miss' vertical timber cladding, rood clad in corrugated sheeting with ridge ventilation.

**Building [14]**: Four-bay shelter shed (Plates 57/9), 60ft. long x 35ft. wide, steel-framed beneath (portal-framed) pitched-roof, aligned NE-SW and centred on NGR SK 08642 32572; extended by one (15ft.) bay to the NE between 2003 and 2005 to form an additional (machinery storage) bay. All bays open to NW, other elevations

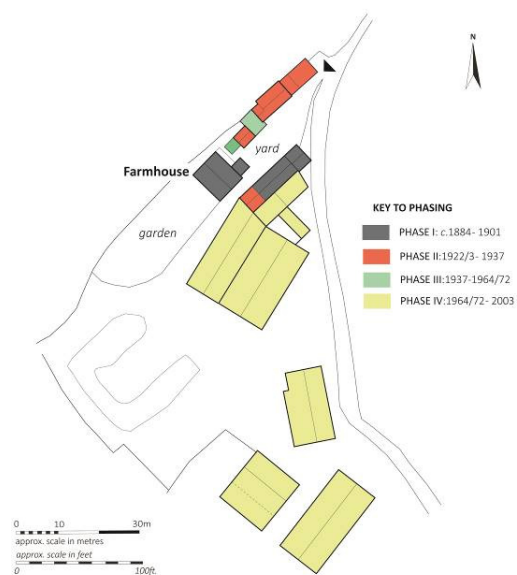
closed in combination of lower breeze-block and upper 'hit-and-miss' vertical timber cladding, roof clad in corrugated sheeting with flush, semi-translucent roof-light panels and ventilated ridge.

## 6 DISCUSSION AND CONCLUSION

- 6.1 Of the two farmsteads, Blount's Hall was clearly the more significant on account of its greater age (being largely in place by 1839), the quality and preservation of its traditional buildings, and the lesser impact of secondary, accretive development and intrusive modern structures as found at Hazelwalls (compare outline phase plans, inset below). Blount's Hall was a medium-sized concern of late-18<sup>th</sup>/early-19<sup>th</sup> century date,<sup>49</sup> historically associated with c.124A of arable and pasture land, with small pockets of meadow and plantation, The farmstead occupied a distinctive, dispersed plan including a substantial farmhouse (with limited external modifications) and a number of traditional agricultural ranges; the farmhouse and adjacent dovecote tower to the north end of the site represented a particularly interesting and visually appealing group. A number of associated early ranges, evident on historical mapping, were demolished in the late-20<sup>th</sup> century with no record surviving beyond the cartographic evidence, though the farmstead nevertheless retained a good proportion (>50%) of its original structures and thus a high 'heritage potential' (SCC/EH, 2015).



**Blount's Hall** : Broad phasing of demolished buildings



**Hazelwalls**: Broad phasing of demolished buildings

(NB: Farmstead plans presented at divergent scales)

- 6.2 Hazelwalls, by contrast, was originally a small-scale concern, historically listed with lands extending to just 18A and, though later expanded to 42/3A, evidently never amounted to a farmstead of any great size.<sup>50</sup> Beyond

<sup>49</sup> It is thus highly unlikely that Blount's Hall Farm was ever associated with the moated site of Blount's Hall, recorded as having been demolished c.1770.

<sup>50</sup> Small-scale farmsteads are regionally associated with those landscapes enclosed from woodland in the medieval period, to the south of Uttoxeter (SCC/EH 2015). Within Staffordshire as a whole, small farms were most significant in the Moorlands where holdings of 10-100A were six times more numerous than farms of >100A and 22 times more numerous than farms >200A with the result that the average farm

the farmhouse itself, Hazelwalls retained only limited early fabric in anything near its original state, having been subject to widespread extensive modification, while the introduction of a number of late-20<sup>th</sup> century, utilitarian brick and breeze-block structures had a significant negative impact upon the integrity of the farmstead as a whole.<sup>51</sup> The construction of a number of large, simple steel-framed 'sheds' to the south, eminently more adapted to modern agricultural practices, while grouped around a secondary yard away from the primary 'core', nevertheless detracted from the overall cohesion of the farmstead as a whole in a way avoided at Blount's Hall. The farmstead was thus of limited heritage potential.

- 6.3 Though the buildings of Blount's Hall Farm and Hazelwalls were unfortunately removed without prior historic building records being made, the current 'retrospective' study has allowed for as detailed a record of the buildings as possible to be made from pre-existing records and historical sources, as required by Staffordshire County Council and, as such, presents a 'point in time' record of the farmsteads, and their component 'non-designated assets', prior to demolition.

Report prepared by:

**Ric Tyler** MCIfA  
12.05.2021

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size in the 1860s was just 44 acres (Edwards and Lake 2012, 27). The smallest family farms of less than 50A (20Ha) in size, typically found in dairying, fruit growing and stock-rearing areas, required fewer large buildings (*ibid.*, 89).

<sup>51</sup> Edwards and Lake (2012, 41) note the general lack of significant investment in farmstead buildings in the early-20<sup>th</sup> century, highlighting the widespread use of cheaply available materials for the refitting of cow and dairy units.

## 7 SOURCES AND BIBLIOGRAPHY

### a) Cartographic Sources (in chronological order)

- 1839 Uttoxeter Woodlands Township tithe map (SCRO: B/A/15/321; 235/42682).
- 1843 Uttoxeter Township tithe map (SCRO: B/A/15/321; 235/42680).
- 1882-3 Ordnance Survey County Series 25in. (1:2,500) map.
- 1901 Ordnance Survey County Series 25in. (1:2,500) map.
- 1922-3 Ordnance Survey County Series 25in. (1:2,500) map.
- 1937 Ordnance Survey County Series 25in. (1:2,500) map.
- 1964-72 Ordnance Survey National Grid Series 1:2,500 map.

### b) Photographic and Other Record Sources

#### Image Sources

- Copies of digital site photos supplied by RPS Group.
- Copies of site photographs from demolition contractors.
- PDF photographs from Ecological Assessment (RPS, 2015; as listed below).
- PDF photographs from Asbestos report (Blount's Hall only) from SEL 2020, as listed below.
- Sketch plans (Blount's Hall farmhouse only) from SEL 2020, as listed below.
- Google Earth 'street view' imagery.

#### Project Documentation / Reports

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**Plate 1:** Blount's Hall Farm; contextual view of farmstead (right) approaching along Abbott's Bromley Road from south (image: Google Earth street view).



**Plate 2:** Blount's Hall Farmhouse seen from junction of Abbott's Bromley Road and Stafford Road, looking south (with Grade II listed pound **HER00693** to foreground).





**Plate 3:** Blount's Hall Farm; general view looking north-east showing linear alignment of farmhouse [1] to left and outbuildings [3] and [4] to centre/foreground (image: RPS Group).



**Plate 4:** Blount's Hall Farmhouse [1]: west elevation, oblique (image: RPS Group).





**Plate 5:** Farmhouse [1] and Dovecote [2] looking north (image: RPS Group).



**Plate 6:** Farmhouse [1]; rear (west) elevation (image: RPS Group).





**Plate 7:** Farmhouse [1]; rear (west) elevation (oblique), showing rear ranges [1b/c] (image: RPS Group).



**Plate 8:** Farmhouse north elevation; note 1F SJ between main range [1a] (right) and rear projection [1b] (left).



**Plate 9:** Farmhouse [1]; brick-vaulted cellar.



**Plate 10:** Farmhouse attic level.



**Plate 11:** Farmhouse attic level.





Plate 12: Dovecote [2], oblique view looking south-west.



Plate 13: Dovecote [2] looking south.



Plate 14: Dovecote [2] looking north.





Plate 15: Dovecote [2] looking north-east.



Plate 16: Dovecote [2] looking west.

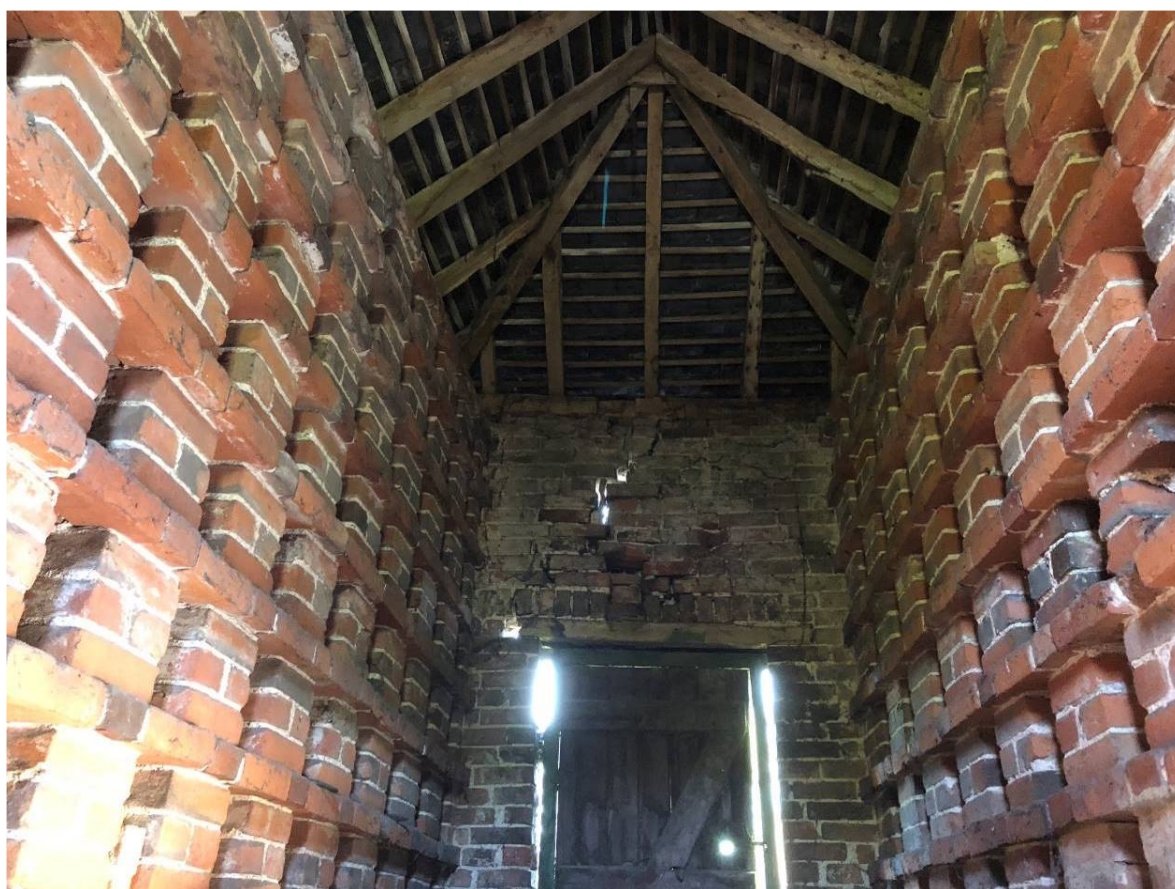


Plate 17: Interior of dovecote [2] looking south showing nesting boxes and projecting ledges to east and west walls (image: SEL).





**Plate 18:** Main range of outbuildings [3] yard elevation looking north-east (Image: Google Earth, Street View).



**Plate 19:** Outbuilding [3], rear elevation looking south-west.





Plate 20: Interior of range [3b] looking south.



Plate 21: Interior of range [3b] looking north.



Plate 22: Outbuilding [3], secondary store to north end of east elevation.





Plate 23: Outbuilding [4a/b], west elevation looking south-east.



Plate 24: Outbuilding [4a/b], west elevation (oblique) looking north-east.





Plate 25: Outbuilding [4a/b], east elevation looking west.



Plate 26: Stalling within [4a], looking south.



Plate 27: Access void and wall-mounted ladder, [4a].





Plate 28: Outhouse [5] looking south-east.



Plate 29: Cart shed [6] looking north.



Plate 30: Detail of king-post roof truss, cart shed [6].



Plate 31: Dutch-barn [7] looking south-east.



Plate 32: Dutch-barn [7] looking south-east.



**Plate 33:** Hazelwalls Farm: contextual view looking south along Timber Lane.



**Plate 34:** Core buildings around yard looking south-west with farmhouse [1] to centre, outbuildings [7/8] to left and [2]-[6] to right.





Plate 35: Hazelwalls Farmhouse [1], north-east elevation.



Plate 36: Hazelwalls Farmhouse [1], south-west (garden) elevation.





**Plate 37:** Farmhouse roofspace.



**Plate 38:** Outbuildings [2], [5], [3] and [6] (from left to right) to NW side of yard.





**Plate 39:** Building [2], yard elevation (Bldg. [4] to left, [5] to right).



**Plate 40:** Roof structure over Bldg. [2], looking north-west.





**Plate 41:** Outbuilding [3], yard elevation (oblique) looking west.



**Plate 42:** Outbuilding [3], detail of roof truss.





Plate 43: Outbuilding [5] looking north.



Plate 44: Outbuilding [6], enclosed bay.



Plate 45: Outbuilding [6], open bays.



**Plate 46:** Outbuildings [7] (left) and [8] (right), yard elevation (oblique) looking south.



**Plate 47:** Outbuildings [7/8] seen from Timber Lane.



**Plate 48:** Bldg. [7] interior looking east.



**Plate 49:** Bldg. [7] interior vertical access ladder.



**Plate 50:** Bldg. [8b] interior looking east.





Plate 51: Range [8a] looking east.



Plate 52: Range [8c] looking south-west towards [8d].



Plate 53: View over roofscape of outbuildings [5] (foreground), [9] (centre, left), [10] and [11] (background).





**Plate 54:** Outbuildings [10] (left) and [11] (right); yard elevation looking north-east.



**Plate 55:** Outbuilding [11] seen from Timber Lane looking west (Google Earth).



Plate 56: Outbuilding [12] south-east.



Plate 57: Outbuildings [14] (left) and [13] (centre); seen from Timber Lane looking west (Google Earth).





**Plate 58:** Dutch Barn [13] looking south



**Plate 59:** Shelter shed and store [14] looking south-east.



**APPENDIX A: Written Scheme of Investigation (WSI): 08.04.2021****1 INTRODUCTION****1.1 Introduction to Project**

- 1.1.1 The following document represents a **Written Scheme of Investigation (WSI)** for a programme of retrospective Historic Building Recording (HBR) to be undertaken in respect of two recently demolished farmhouses and associated agricultural buildings at Blount's Hall Farm, Blount's Green, Uttoxeter ST14 8DR and Hazelwalls, Timber Lane, Uttoxeter, ST14 8DQ, Staffordshire. It has been prepared at the request from Mr. Nick Cooke of RPS Group working on behalf of Barratt Homes/David Wilson Homes in response to a condition of planning consent for the large-scale residential development of the Hazelwalls site (see §.1.3).

**1.2 The Sites**

- 1.2.1 Both sites lie to the south-west of the market town of Uttoxeter in central eastern Staffordshire, close to the boundary with Derbyshire, here formed by the River Dove. The site of Blount's Hall Farm is located on the east side of the B5013 Abbotts Bromley Road, immediately south of its junction with the A518 Stafford Road at Blount's Green, centred on NGR SK 08008 32486 and lying at an elevation of c.115m AOD. The site of Hazelwalls is located of Timber Lane at Balance Hill, centred on NGR SK 08610 432662 and lying at an elevation of c.95m AOD.

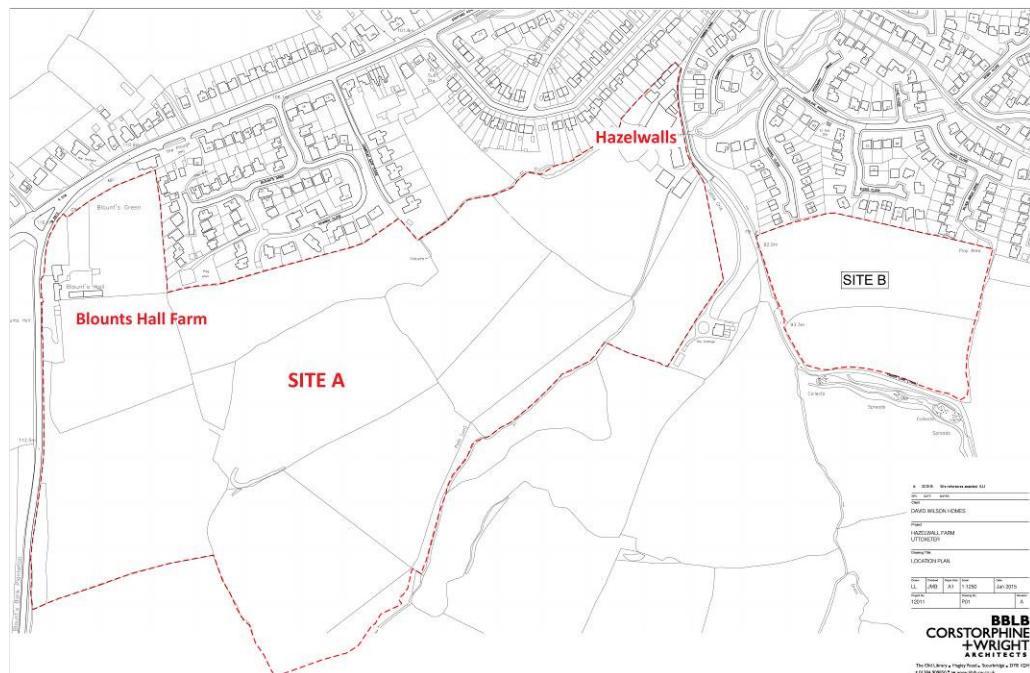


Site locations marked on 2015 Ordnance Survey Explorer map, sheet 259.

### 1.3 Planning Background

- 1.3.1 Planning application (ref. **P/2015/01497**)<sup>1</sup> was originally submitted to East Staffordshire Borough Council (ESBC) on 22<sup>nd</sup> October 2015, under the terms of the Town and Country Planning Act, 1990<sup>2</sup> in respect of a large-scale scheme of residential development spread over two sites, (Sites A and B; see inset below) extending to a total area of 24.37ha, at Hazelwalls Farm, Uttoxeter, Staffordshire. Works are summarised in the application documentation as follows:

*'Full planning application for a residential development of 429 dwellings, public open space, landscaping, drainage attenuation areas, access roads, and associated works, and the demolition of two existing dwellings'*



Overall development site showing location of Blounts Hall Farm and Hazelwalls within Site B

- 1.3.2 A full description of proposals is included at Section 3 of a 'Planning Statement' prepared by RPS Group in October 2015 (RPS, 2015a), submitted earlier in the planning process, and will not be repeated here. Both Blount's Hall Farm and Hazelwalls, currently under consideration, lie within the larger parcel, Site A, of the consented scheme (see inset above).
- 1.3.3 The applications were approved by ESBC on 20<sup>th</sup> February 2019, with a condition (No.12) for archaeological mitigation, worded as follows:

*A) No development shall take place/commence until a programme of archaeological work including a Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and:*

<sup>1</sup> <http://www.eaststaffsb.gov.uk/Northgate/PlanningExplorer/Generic/StdDetails.aspx?PT=Planning%20Applications%20On-Line&TYPE=PL/PlanningPK.xml&PARAM0=627757&XSLT=/Northgate/PlanningExplorer/SiteFiles/Skins/EastStaffs/xslt/PL/PLDetails.xslt&FT=Planning%20Application%20Details&PUBLIC=Y&XMLSIDE=/Northgate/PlanningExplorer/SiteFiles/Skins/EastStaffs/Menu/s/PL.xml&DAURI=PLANNING>

<sup>2</sup> <http://www.legislation.gov.uk/ukpga/1990/8/contents>

1. *The programme and methodology of site investigation and recording;*
  2. *The programme for post investigation assessment;*
  3. *Provision to be made for analysis of the site investigation and recording;*
  4. *Provision to be made for publication and dissemination of the analysis and records of the site investigation;*
  5. *Provision to be made for archive deposition of the analysis and records of the site investigation;*
  6. *Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.*
- B) *No demolition/development shall take place other than in accordance with the Written Scheme of Investigation approved under condition (A).*
- C) *The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (A) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured. Reason: To ensure that no development takes place which may adversely any items of archaeological interest without adequate investigation in accordance with the NPPF.'*
- 1.3.4 As the result of an unfortunate misunderstanding regarding the scope of work covered by this condition, it was not appreciated that there was an expectation for a programme of Historic Building Recording on the buildings at Blount's Hall and Hazelwalls Farm, and these complexes were demolished without recording.

#### Requirement for Work

- 1.3.5 The programme of retrospective recording covered by the current WSI, prepared in accordance with clause (A) of condition 12, has been required by the Staffordshire County Archaeologist under the terms of National Planning Policy Framework (NPPF, 2019) and the East Staffordshire Local Plan (ESBC, 2015), to generate as complete a record as feasible from limited third-party sources.

#### National Planning Policy Framework<sup>3</sup>

- 1.3.6 Government planning policy and guidance at a national level is set out in the Ministry of Housing, Communities and Local Government's (MoHC&LG) *National Planning Policy Framework* (NPPF; Revised 2019), section §.16 (p.54-57) of which addresses 'Conserving and Enhancing the Historic Environment' with the following paragraphs being pertinent:

#### **Para 189:**

*In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where*

<sup>3</sup> <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

*necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.*

Para. 199:

*Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.*

#### Local Planning Policy Guidance

- 1.3.6 Local planning policy and guidance is set out in the 'East Staffordshire Local Plan, 2012-2031' (adopted October 2015).<sup>4</sup> Detailed Policy DP6, para. 2 (p. 175) can be seen to be pertinent:

#### **Policy DP6: Protecting the Historic Environment: Other Heritage Assets:**

*Should planning permission be granted which includes the loss of an undesignated heritage asset an appropriate level of recording should take place prior to, and/or during, the commencement of works.*

## **1.4 Designations**

### Statutory Designations

- 1.4.1 Neither Blount's Hall Farm nor Hazelwalls, or any of their constituent buildings, were included on the Statutory List of Buildings of Special Historical or Architectural Interest, nor did they lie within a designated Conservation Area.

### Non-Statutory Designations

- 1.4.2 Neither farmstead were included on the Staffordshire Historic Environment Record (HER). The buildings were, however, identified during the planning process related to the current scheme as buildings of heritage interest and worthy of consideration as the project progressed to implementation.

## **2 AIMS AND OBJECTIVES**

- 2.1 No formal project brief has been issued in respect of the recording work and the current WSI, prepared in consultation with the SCC County Archaeologist, will thus form the basis for completion of the project.
- 2.2 In discussion with SCC it has been established that a HBR broadly commensurate with a hybrid 'Level 1/2' as defined by Historic England. HE's 'Understanding Historic Buildings: A Guide to Good Recording Practice' (HE 2016, 26), define Level 1 and Level 2 records as follows:

*'Level 1 is essentially a **basic visual record**, supplemented by the minimum of information needed to identify the building's location, age and type. This is the simplest record, and it will not normally be an end in itself, but will be contributory to a wider study. Typically, it will be undertaken when the objective is to gather basic information about a large number of buildings – for statistical sampling, for area*

<sup>4</sup> <https://www.eaststaffsbc.gov.uk/sites/default/files/docs/planning/planningpolicy/localplan2012-2031/Local-Plan-2012-2031-FINAL.pdf>

*assessments to identify buildings for planning purposes, and whenever resources are limited and much ground has to be covered in a short time. It may also serve to identify buildings requiring more detailed attention at a later date.'*

*Level 2 is 'a **descriptive record**, made in similar circumstances to Level 1 but when more information is needed. It may be made of a building which is judged not to require a more detailed record, or it may serve to gather data for a wider project. Both the exterior and interior of the building will be seen, described and photographed. The examination of the building will produce an analysis of its development and use and the record will include the conclusions reached, but it will not discuss in detail the evidence on which this analysis is based.'*

### 3 METHODOLOGY

#### 3.1 Documentary Research

- 3.1.1 A desk-based heritage assessment for the wider development site was prepared by RPS Group in 2015 (RPS, 2015b), and this document will be reviewed and referenced as appropriate in establishing a context for the buildings under consideration.
- 3.1.2 On the advice of the archaeological officer of Staffordshire County Council, a full search of the county Historic Environment Record (HER) is not required, though HER records will be examined via 'heritage gateway'; copies of all available historical Ordnance Survey and other, readily available historical mapping will be obtained.
- 3.1.3 Standard on-line sources including Heritage Gateway, Access to Archives, the National Monuments Record (NMR, Swindon) and [www.staffspastrack.org.uk](http://www.staffspastrack.org.uk) will be consulted, while a search will be made of relevant historical census records and trade directories (accessed via [www.ancestry.co.uk](http://www.ancestry.co.uk)), and historical newspapers (via <http://www.britishnewspaperarchive.co.uk/>).

#### 3.2 Structural Recording and Analysis

- 3.2.1 The buildings under consideration have been previously demolished to ground level with no above-ground structural remains *in situ*. Thus, it would not be productive to undertake site visits in this instance and the record of the buildings will necessarily be based upon available secondary sources alone.

##### *Photographic Record*

- 3.2.2 The photographic archive for the two farmsteads takes the form of third-party, pre-demolition records made, *inter alia*, by RPS Group, SEL Asbestos Consultants, and site demolition contractors. It should be noted, and will be evident, that these records were not created for the purposes of detailed HBR, and are thus neither exhaustive in extent nor systematic in nature and, while they afford a general overview of the building exteriors, except in a few instances interiors are not addressed. Photographic records for each site amount to c.100 images of varying quality.

##### *Graphic Record*

- 3.2.3 The graphic record for the sites is limited, with no detailed 'as-existing' survey drawings available for either farmstead. The graphic record will thus be confined largely to 'farmstead-wide' block plans to illustrate overall arrangements and developments where evident; such diagrams will be based largely upon historical mapping sources. Individual, 'indicative' building plans and elevations will be generated, if feasible, from existing information.



*Written Record*

- 3.2.4 The written record will be based upon the available site records, noted above, and any brief descriptions included in previous reports (Heritage Assessment, ecology reports, asbestos surveys etc.); it is likely that descriptions will necessarily be relatively basic in format, and will be limited largely to the building exteriors.

## 4 REPORTING

### 4.1 Report Format

- 4.1.1 Upon completion of historical research and a review of pre-existing records, the results of the retrospective historic building records for both sites will be combined and presented as a single report, conforming broadly to Annex 2 of the ClfA's *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures*, though with interpretation based upon secondary sources alone. The report contents will be as follows:

#### Text

- Non-technical summary;
- Introduction and site location;
- Aims and objectives;
- Methodology;
- Summary of documentary history (general and site specific);
- General description of the buildings and their surviving/evidenced features, as evident from available secondary sources;
- Discussion and conclusion;
- Detailed list of sources consulted.

#### Illustrations

- Appropriate illustrations including location plan and a selection of historic maps/views as appropriate;
- Plans of farmsteads with phasing information as appropriate, individual plans and elevations if feasible from existing information;
- A selection of colour plates.

#### Appendices

- Copy of this WSI;
- Historical census/trade directory data

### 4.2 Reporting Timetable

- 4.2.1 The report will be prepared, normally within three to four weeks of the approval of the current WSI. A draft copy of the report will be submitted to SCC archaeological officer in digital format (\*.PDF) for review/approval before final submission. Further to approval of the document, one spiral-bound hard copy<sup>5</sup> and one digital PDF copy of the final report will be lodged with the County HER within three months of the completion of archival research.
- 4.2.2 A digital copy of the approved final revision of the report will be uploaded to OASIS, the on-line, grey-literature library of the Archaeology Data Service (ADS), while a short summary report of the results of the

<sup>5</sup> NB. Hard copy no longer SCC requirement (S. Kelleher *pers. comm.*; email 09.04.21).

project will be prepared and submitted for inclusion within the relevant Council for British Archaeology (CBA) journal, viz. West Midlands Archaeology.

## 5 STAFFING

- 5.1 Documentary research, review of existing site documentation and report compilation will be undertaken by Mr. Ric Tyler MCI(A) (see profile at **Appendix A**).

## 6 PROFESSIONAL STANDARDS

- 6.1 The project will follow the requirements set down in the *Standard and Guidance for Archaeological Desk-Based Assessment* (ClfA, 2017) and *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures* (ClfA 2020). Recording work will conform to guidelines set down by Historic England's *Understanding Historic Buildings: a guide to good recording practice* (HE, 2016), and the Association of Local Government Archaeological Officers' *Analysis and Recording for the Conservation and Control of Works to Historic Buildings*, (ALGAO, 1997).
- 6.2 The *Code of Conduct of the Institute for Archaeologists* (ClfA, 2019) will be adhered to at all times.

## 7 HEALTH AND SAFETY

- 7.1 All current health and safety legislation, regulations and guidance will be complied with during the course of the project.

## 8 REFERENCES

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