

**ATS Euromaster, Mill
Lane, Rugeley,
Staffordshire**

Heritage Statement

Client: BUNDRED & GOODE LIMITED

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ATS Euromaster, Mill Lane, Rugeley, Staffordshire Heritage Statement

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1. INTRODUCTION

1.1 Project Background

- 1.1.1 AB Heritage has been commissioned by Bundred & Goode Limited to produce a Heritage Statement to cover a proposed development at the ATS Site, Mill Lane, Rugeley, Staffordshire.
- 1.1.2 This report has been requested by Cannock Chase District Council and will be submitted as part of a forthcoming Planning Application for the site.

1.2 Statutory Designations

- 1.2.1 There are no designated Heritage Assets within the proposed development site.
- 1.2.2 The site is located adjacent to the Trent and Mersey Canal Conservation Area [AB 31], designated based on the location of the canal and associated buildings and structures. The Canal [AB 10] was completed in 1777 and the Conservation Area Appraisal states that it is '*of outstanding industrial archaeological importance*', being the first of the major inland waterways which were to form the basis of the nation's principal transport and communications system in the late 18th and first half of the 19th Centuries (CCDC 2016a).
- 1.2.3 Within the 250m study area there are: two additional Conservation Areas [AB 32-33] and seven Grade II Listed Buildings [AB 5-9, 16 & 19].

1.3 Site Location & Description

- 1.3.1 The site is located at the ATS Euromaster Rugeley Depot, Mill Lane, Rugeley, Staffordshire and is situated adjacent to the west bank of the Trent and Mersey Canal [AB 10] in the east of Rugeley.
- 1.3.2 It covers a sub-rectangular area of land measuring 1090 sqm and is centred on NGR: SK 0472, 1811.
- 1.3.3 The site is bounded by Leathermill Lane to the north and north-west; by Mill Lane to the south-west and by a depot to the south-east. The north-eastern limit of the site is formed by the Trent and Mersey Canal [AB 10] and Conservation Area [AB 31].
- 1.3.4 Two buildings associated with vehicle testing and mechanics currently occupy the site; including an MOT / store building in the north of the site and a tyre fitters, incorporating a reception area and offices, in the south of the site.

1.4 Proposed Development

- 1.4.1 The proposed development includes the demolition of the existing MOT / store in the northern area of the site, which will be replaced with a surface car park and a new totum sign in the western corner of the site. Designs also include the extension and internal remodelling of the existing building in the southern part of the site and the installation of new boundary fencing (Fig. 3).

2. AIMS & METHODOLOGY

2.1 Aims

- 2.1.1 NPPF128 requires local planning authorities to request descriptions on the significance of any heritage assets affected by a proposal, including any contribution made by their setting.
- 2.1.2 *'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.'*
- 2.1.3 The aim of this report is to facilitate such a process by understanding the historical development of the application site and the likely impact upon any surviving heritage assets resulting from the proposed development, devising appropriate mitigation responses where necessary.

2.2 Consultation

- 2.2.1 The scope of this report was discussed during consultation between Angela Grove (Conservation Officer, Cannock Chase District) and Chloe Smith (Heritage Consultant; AB Heritage) and it was confirmed that a study radius of 250m would be suitable for the report.
- 2.2.2 The Conservation Officer advised that this Heritage Statement should focus on how the proposals will potentially impact the setting of the Trent and Mersey Canal Conservation Area [AB 31]. The site is located adjacent to the Conservation Area and any proposal should seek to enhance the street scene and preserve the character of the setting in terms of scale etc.
- 2.2.3 While there are no Listed Buildings in close proximity to the site, the Conservation Officer did mention that other historic buildings survive in the surrounding area. She recommended that the Design SPD be consulted in relation to the development of certain key design elements, in particular the change of boundary treatment, emphasising that brick walls with railings above would be a preferred option for this area.
- 2.2.4 The Conservation Officer noted that a previous application for the site had been approved that included a boundary formed by c. 0.5m dwarf brick wall with railings above, reaching an overall height of 1.6m. She advised that this approach would help screen the proposed car park and give a better designed frontage in this prominent location, given that views of parked cars have been noted as an issue in the Rugeley Town Centre Area Action Plan.

2.3 Data Collation

- 2.3.1 The assessment has been carried out, with regard to the collation of baseline information, in line with the Chartered Institute for Archaeologists' Standard and Guidance for Historic Environment Desk-Based Assessment (December 2014) and the Archaeological Investigation and Recording of Standing Buildings and Structures (December 2014).
- 2.3.2 This assessment includes relevant information contained in various statutory requirements, national, regional and local planning policies and professional good practice guidance, including:
- Ancient Monuments and Archaeological Areas Act, 1979

- Planning (Listed Buildings and Conservation Areas) Act, 1990
- The National Planning Policy Framework, 2012

2.3.3 The Staffordshire Historic Environment Record is the primary source of information concerning the current state of archaeological and architectural knowledge in this area. The HER Commercial dataset search reference number for this project is 60015. For reporting purposes, the HER information has been re-numbered with AB numbers, which can be viewed in Appendix 1.

2.3.4 This information was supported by examination of data from a wide range of other sources, principally:

- Heritage Gateway for information from the Historic England National Monuments Record or local HER;
- Pastscape and other research resources, including the Access to Archives (A2A);
- The Historic England website professional pages, particularly the National Heritage List for England;
- A site visit was undertaken on 18th May 2017. During the site visit, an inspection of the building was made and principal areas of the building, significant architectural details, fixtures and fittings were noted and digitally photographed.
- Additional relevant documentary resources at the Staffordshire Record Office and William Salt Library were accessed on the 17th May 2017, and online historic sources;

2.3.5 Information from these sources was used to understand:

- Information on statutory and non-statutory designated sites
- Readily accessible information on the proposed development site's history from readily available historic maps and photographs
- Any information on the proposed development site contained in published and unpublished archaeological and historical sources, including any previous archaeological investigations undertaken within the study area
- A greater understanding of key cultural heritage issues of the proposed development site and surrounding area, developed through the onsite walkover, including information on areas of past impact within the proposed development site boundary
- The impact of the proposed development on the known and potential cultural heritage resource, resulting in the formulation of a mitigation strategy, where required, which appropriately targets any future works to those required to gain planning consent.

2.4 Assessment of the Cultural Heritage Resource

2.4.1 The importance of identified cultural heritage resources is determined by reference to existing designations (Table 1, below).

Table 1: Assessing the Importance of a Cultural Heritage Site

SCALE OF SITE IMPORTANCE	
NATIONAL	The highest status of site, e.g. Scheduled Monuments (or undesignated assets of schedulable quality and importance). Grade I and Grade II* Listed Buildings. Other listed buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in the listing grade. Conservation Areas containing very important buildings. Undesignated structures of clear national importance. Extremely well preserved historic landscape, whether inscribed or not, with exceptional coherence, time depth, or other critical factor(s).
REGIONAL	Grade II Listed Buildings or other designated or undesignated archaeological sites (in addition to those listed above), or assets of a reasonably defined extent and significance, or reasonable evidence of occupation / settlement, ritual, industrial activity etc. Examples may include areas containing buildings that contribute significantly to its historic character, burial sites, deserted medieval villages, Roman roads and dense scatter of finds.
LOCAL	Evidence of human activity more limited in historic value than the examples above, or compromised by poor preservation and/or survival of context associations, though which still have the potential to contribute to local research objectives. Examples include sites such as 'locally designated' buildings or undesignated structures / buildings of limited historic merit, out-of-situ archaeological findspots / ephemeral archaeological evidence and historic field systems and boundaries etc.
NEGLIGIBLE	Assets with very little or no surviving archaeological interest. Examples include destroyed antiquities, structures of almost no architectural / historic merit, buildings of an intrusive character or relatively modern / common landscape features such as quarries, drains and ponds etc.
UNKNOWN	Insufficient information exists to assess the importance of a feature (e.g. unidentified features on aerial photographs).

2.4.2 For some types of finds or remains there is no consistent value and the importance may vary, for example Grade II Listed Buildings and Conservation Areas. For this reason, adjustments are occasionally made, where appropriate, based on professional judgement.

2.5 Impact Assessment Criteria

2.5.1 The magnitude of impact upon the archaeological and heritage resource, which can be considered in terms of direct and indirect impacts, is determined by identifying the level of effect from the proposed development upon the baseline conditions of the site and the cultural heritage resource identified. The criteria for assessing the magnitude of impact are set out in Table 2 (below).

2.5.2 In certain cases, it is not possible to confirm the magnitude of impact upon a cultural heritage resource, especially where anticipated buried deposits exist. Where possible a professional judgement as to the scale of such impacts is applied to enable the likely 'Significance of Effects' to be established; however, a magnitude level of 'uncertain' is included for situations where it is simply not appropriate to make such a judgement at this stage of works.

Table 2: Criteria for Determining Magnitude of Impact

IMPACT LEVEL	DEFINITION
HIGH	Changes to most or all of the key archaeological or key heritage baseline elements, or comprehensive changes to the setting of such key features that lead to total or almost complete alteration of a features physical structure, dramatic visual alteration to the setting of a heritage asset, or almost comprehensive variation to aspects such as noise, access, or visual amenity of the historic landscape.
MEDIUM	Changes to many key archaeological materials/historic elements, or their setting, such that the baseline resource is clearly modified. This includes considerable visual change to many key aspects of the historic landscape, noticeable differences in noise or sound quality, and considerable changes to use or access changes to key historic landscape elements
LOW	Detectable impacts which alter the baseline condition of an archaeological or heritage receptor to a slight degree – e.g. a small proportion of the surviving heritage resource is altered; slight alterations to the setting or structure, or limited changes to aspects such as noise levels, use or access that results in limited changes to historic landscape character.
NEGLIGIBLE	Barely distinguishable change from baseline conditions, where there would be very little appreciable effect on a known site, possibly because of distance from the development, method of construction or landscape or ecological planting, that are thought to have no long-term effect on the historic value of a resource.
UNCERTAIN	Extent / nature of the resource is unknown and the magnitude of change cannot be ascertained.

2.5.3 The overall Significance of Effects from the proposed development upon the Cultural Heritage Resource is determined by correlating the magnitude of Impact against value of the Cultural Heritage resource. Table 3 highlights the criteria for assessing the overall Significance of Effects. Where effects are moderate or above these are classified as significant.

Table 3: Significance of Effects

IMPORTANCE	MAGNITUDE			
	HIGH	MED	LOW	NEG
NATIONAL	Severe	Major	Mod	Minor
REGIONAL	Major	Mod	Minor	Not Sig.
LOCAL	Mod	Minor	Minor	Not Sig.
NEGLIGIBLE	Minor	Not Sig.	Not Sig.	Nt.

Not Sig. = Not Significant; Nt. = Neutral; Mod = Moderate; Ext. = Extensive

2.6 Limitations

2.6.1 It should be noted that the report has been prepared under the express instruction and solely for the use of Bundred & Goode Limited, and any associated parties they elect to share this

information with. Measurements and distances referred to in the report should be taken as approximations only and should not be used for detailed design purposes.

- 2.6.2 All the work carried out in this report is based upon the professional knowledge and understanding of AB Heritage on current (May 2017) and relevant United Kingdom standards and codes, technology and legislation. Changes in these areas may occur in the future and cause changes to the conclusions, advice, recommendations or design given. AB Heritage does not accept responsibility for advising the client's or associated parties of the facts or implications of any such changes in the future.
- 2.6.3 This report has been prepared utilising factual information obtained from third party sources. AB Heritage takes no responsibility for the accuracy of such information. It should also be noted that this report represents an early stage of a phased approach to assessing the archaeological and cultural heritage resource of the application site to allow the development of an appropriate mitigation strategy, should this be required. It does not comprise mitigation of impacts in itself.

3. HISTORIC BACKGROUND

3.1 Historic Development Overview

- 3.1.1 Rugeley was one of eight settlements recorded in the River Trent Valley in the Domesday Survey in 1086. The earliest settlement in Rugeley is thought to have been in the area around the St Augustine's church, c. 530m to the north-west of the site, beyond the study area. The old church itself has 12th century origins but the core of the medieval settlement was located some 400m to the south, with the market place sited at Market Square, c. 280m to the west of the site (SCC 2010).
- 3.1.2 The medieval street pattern within the town centre largely survives and the area is now covered by the Rugeley Conservation Area [AB 33], c. 140m to the west of the proposed development site (SCC 2010). A series of historic buildings survive around the Market Square / Market Street area; the earliest of these is nos. 3-5 Market Street [AB 3], which is thought to have 16th century origins. Grade II Listed Buildings include: The Red Lion Inn [AB 6], built c. 1600; and 31-33 Market Square [AB 8], which is late 18th century with a 17th century core. Archaeological evaluation on land adjacent to 19 Market Street revealed structural remains [AB 14] of 18th and 19th century date, along with deposits of burnt clay thought to indicate earlier activity pre-dating the 18th century.
- 3.1.3 Medieval / post medieval field boundaries [AB 28] and ridge and furrow [AB 29], identified as earthworks on aerial photographs are recorded c. 150m to the east and 200m to the north-east of the site, indicate rural land-use on the eastern side of the canal, pre-dating the industrial use of the wider area.
- 3.1.4 Bryans Lane, which leads north from the roundabout adjacent to the site, existed from at least the late 16th century, when it is recorded as Bryan's Lake Lane in the 1570 survey. The survey also records a settlement somewhere along the lane. A 'gib croft' is also recorded in the survey in the vicinity of Bryan's Lake Lane, which is thought to indicate a place of execution (SCC 2010). Near the top of Bryans Lane, c. 225m to the north-west of the site, is the Grade II Listed 32-34 Market Street [AB 5], a timber-framed building of late 16th or early 17th century date.
- 3.1.5 The Rugeley and Stone Turnpike Road [AB 15] (now Wolseley Road / Market Street/ Lower Brook Street / Upper Brook Street) connected Rugeley, Sandon, Stone and Woore, and later Stafford. It was turnpiked in the late 18th century. The Grade II Listed Shrewsbury Arms Hotel and Coach House Block, Market Street [AB 9] is situated on the turnpike route and dated c. 1810 but is thought to have an early 18th century core. No. 17 Lower Brook Street [AB 7], c. 270m to the south-east of the site, is a Grade II Listed shop of early 18th century date, with possible earlier origins.
- 3.1.6 The Trent and Mersey Canal [AB 10], which forms the north-eastern boundary of the site, was built as a cross-country canal through the North Midlands and completed in 1777. The Canal was important for transporting goods such as coal and pottery across Staffordshire. In Rugeley the coal mines were connected to the Canal by tramways linked to wharves, and the Canal raised the profile of the town and increased its prosperity. By the 1860s the canal trade started to decline due to competition from the North Staffordshire Railway Company, which

offered a cheaper and quicker means of transport. Over the next hundred years there was a steady decline in commercial traffic on the canal (CCDC 2016a).

- 3.1.7 The bridge **[AB 11]** carrying Leather Mill Lane over the canal, adjacent to the northern corner of the site, is a narrow hump-backed bridge with a single low semi-circular arch. It was constructed in 1771 and is one of three similar bridges which cross the canal in the Cannock Chase District (CCDC 2016a).
- 3.1.8 The eastern side of Rugeley, where the site is located, has historically been of more industrial character than the town centre. The presence of the canal probably encouraged the development of one of the largest of Rugeley's industrial complexes from the late 18th century onwards. The Phoenix Tannery, also known as the Bryans Lane Tannery **[AB 13]**, c. 70m to the north of the site, was established by at least the 18th century. It was largely rebuilt in 1928 but by the 1960s tanning had ceased and the works had been converted to a laundry (SCC 2010).
- 3.1.9 Several watermills are mentioned in the documentary records from the 18th and 19th centuries. A mill pond **[AB 12]**, c. 150m to the north-east of the site, thought to be associated with Leather Mill, existed from at least the late 18th century when it was recorded on Yates Map of Staffordshire in 1775, and stood until the late 19th century. The site of a 19th century mill pond **[AB 1]** on Forge Road, c. 70m to the west of the site, is thought to have existed from the medieval period onwards, associated with a paper mill on Forge Lane. A forge **[AB 2]**, adjacent to the mill pond on Forge Road, is recorded from the late 18th century but it has been suggested that this may have been the location of the earlier forge mentioned in documentary sources in the 13th century (SCC 2010).
- 3.1.10 A steam corn mill **[AB 18]**, c. 60m to the south-east of the site, was built in 1863. The building has fallen into disrepair but remains a prominent 3 storey building fronting onto Mill Lane. It is named on the 1887 OS map as Trent and Mersey Mill, and the gable fronting the Canal still has a date plaque and the remains of the steam powered lifting gear connected with its use as a corn mill. It is considered to be a locally important canal building in the Extensive Urban Survey (SCC 2010). An ancillary cottage stands beside it, helping to enclose the yard.

3.2 History of ATS Euromaster Site

- 3.2.1 The Trent and Mersey Canal **[AB 10]** was cut at the north-eastern boundary of the site in the late 18th century.
- 3.2.2 The Rugeley Tithe Map, c. 1845, shows two buildings in the eastern half of the site (plot 463) recorded in the apportionment as a house. The western part of the site falls into the area occupied by a tin works and house (plot 462), but the structures were situated to the south of the site boundary. At the western boundary, the line of Mill Lane is marked with a dashed line, possibly indicating that it was still under construction or that it was just a track.

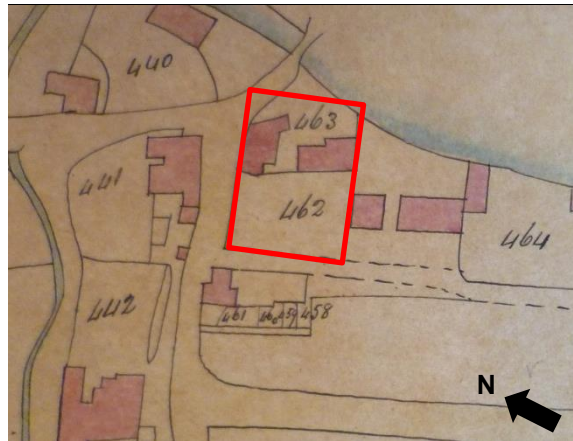


Plate 1: Rugeley Tithe Map

3.2.3 The municipal gas works were completed in 1849 (Midgeley 1959). The first edition Ordnance Survey Map published in 1884 shows the gasworks within the site; comprising one gasometer located in the western half of the site, and two buildings shown in the eastern half of the site. The footprint of the eastern buildings indicate that they may represent those shown on the tithe map of 1845. A second gasometer was located outside the site to the north of Forge Lane. By 1900, the gasometer in the western half of the site has been dismantled and replaced with a long rectangular building at the north-western boundary, which probably represents the current building in the north of the site. A second building is shown in the south-western part of the site. No significant changes are shown within the site on the 1921 or 1938 Ordnance Survey Maps.

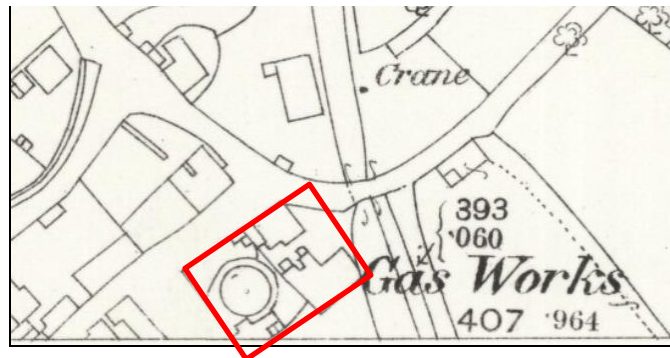


Plate 2: Ordnance Survey Map 1884



Plate 3: Ordnance Survey Map 1900

- 3.2.4 An aerial photograph taken in 1939 (Britain From Above 2017; not illustrated) shows the northern building to be open-sided to the south. A chimney shown at the western boundary and large pile of coal or coke in the eastern part of the site indicates its continued use as a gas works. The north-eastern corner provides access into the site from Leather Mill Lane, where a wall marks the boundary. A boundary wall also marks the western boundary.
- 3.2.5 By 1960, the Ordnance Survey Map shows that the western part of the site including the rectangular northern building has become a depot and the two buildings in the north-eastern corner of the site are still shown. The southern part of the site is within a builder's yard and the building in the eastern corner of the site has been demolished. Ordnance Survey mapping from the 1970s onwards shows the site in its current layout with the long rectangular building in the northern part of the site and all other buildings demolished and replaced with a slightly larger rectangular building in the south of the site. The site is marked as a garage from the 1980s onwards.

3.3 Condition and Setting of ATS Euromaster Site

- 3.3.1 The existing building in the north of the site is of very late 19th century /early 20th century date. A building appears on this location on the OS maps from 1900, when it was part of the gas works, and appears to have been subject to later alterations. The roof is supported on an ironwork frame (Photo 1) and the southern side of the building appears to be later 20th century breeze block infill (Photo 2). The northern façade has some brickwork detailing, which is damaged in places (Photo 3).



Photo 1: Northern Building: Internal view looking west



Photo 2: Northern Building: Southern façade looking north-west



Photo 3: Northern Building: Northern façade looking north-east

- 3.3.2 The southern building was built in the late 1970s, first appearing on the OS map of 1978, with a later extension on the eastern side (Photo 4). It is fabricated from red / orange modern brick with a roof of sheet material. It has wide openings (with roller shutters) on the western side supported on brick pillars, which provide vehicular access to inspection bays. The eastern extension is built of brick and breeze block. This building has no architectural or historical interest.



Photo 4: Southern Building: northern façade and eastern extension, looking south-west

- 3.3.3 The site is bounded on the south-western side by Mill Lane. The opposite side of Mill Lane is lined by the rear gardens of a row of modern bungalows. The street frontage is formed of c.1.8m wooden featherboard fencing panels.
- 3.3.4 The north-eastern boundary of the site is formed by the Trent and Mersey Canal **[AB 10]**, which is also the boundary of the Conservation Area **[AB 31]**. There are clear views across the Conservation Area from the north-eastern corner, looking east (Photo 5) but no visibility to the south (Photo 7) towards the location of the Trent and Mersey Mill **[AB 18]**, where the Conservation Area extends beyond the canal bank. There are views across the site from the Conservation Area when viewing the site from the north-east (Photo 4), for example, when crossing the bridge **[AB 11]** over the canal. From the south-east, views into the site are partially shielded by vegetation and built development immediately to the south of the site (Photo 6).



Photo 5: View from site towards Trent and Mersey Canal Conservation Area [AB 31], looking east



Photo 6: View towards site from towpath in Trent and Mersey Canal Conservation Area [AB 31], looking north-west

- 3.3.5 Staffordshire Extensive Urban Survey (SCC 2010), locates the site within Historic Urban Character Area no. 5 'HUCA 5: *Between Bryans Lane/Mill Lane and the Trent & Mersey Canal*'. The Survey's statement of heritage significance states that '*the majority of the character area is dominated by piecemeal late 20th century development and re-development*', noting that there are few heritage assets surviving within the character area.

- 3.3.6 This area has historically been characterised by industrial activity, but since the 20th century this has gradually been changing to more commercial premises and suburban residential development.

3.4 Setting of Trent and Mersey Canal Conservation Area [AB 31]

- 3.4.1 The Canal [AB 10] was completed in 1777 and is described as being ‘*of outstanding industrial archaeological importance*’ in the Conservation Area Appraisal, being the first of the major inland waterways which were to form the basis of the nation’s principal transport and communications system in the late 18th and first half of the 19th Centuries (CCDC 2016a).
- 3.4.2 Historically, the Canal [AB 10] within the Conservation Area largely ran through open countryside with scattered cottages, apart from the central section close to the town where a tannery [AB 13], gas works and the Trent and Mersey Mill [AB 18] stood nearby during the 19th century. Other warehouse buildings once stood upon the banks (CCDC 2016a).
- 3.4.3 The boundaries of the Conservation Area [AB 31] generally follow the boundaries of the Canal [AB 10] and its towpath, but extend in places to include adjacent buildings and groups of historic and architectural interest which are broadly linked historically or in character with the Canal (CCDC 2016a). For example, the Trent and Mersey Mill [AB 18], c. 60m to the south-east of the site. Modern built development obscures the views between the site and the surviving mill building, and the mill is not visible from within the site boundary (Photo 7).



Photo 7: View south-east towards Trent and Mersey Mill [AB 18] (not visible)

- 3.4.4 The site is located in the central section of the Conservation Area [AB 31], which is described in the Conservation Area Appraisal as having ‘*a more urbanised setting, though still with significant tree groups in places, and fencing and large buildings closely about the Canal boundary. Love Lane runs south from Leathermill Lane beside the Canal on a bank about two metres higher which helps to contain the waterway at this point*’ (CCDC 2016a). In the central section, the canal is bounded by gardens and the green space of St Augustine’s Field on the western side and modern industrial units on Power Station Road on the eastern side (heading

north from the site), then residential and commercial properties (such as the proposed development site) on both sides near the town centre and in the vicinity of the site.

- 3.4.5 The Conservation Area Appraisal states that the Canal Conservation Area [**AB 31**] is defined by its well planted appearance, with buildings standing in a mature landscape (CCDC 2016a). Some buildings within the Conservation Area are individually distinctive in design, form and materials, recognised by their listed status, although there are no Listed Buildings in proximity to the site. Those relating most closely to the construction and operation of the Canal tend to be unified by their traditional red brick construction and proximity to the waterway (CCDC 2016a). Despite the proximity to the waterway, the ATS site retains no buildings or features with an historic association with the canal.
- 3.4.6 Much of the development in proximity to the site and the Conservation Area comprises 20th century and more recent development, including modern housing and two large supermarkets with large surface car-parks, visible from within the Conservation Area (e.g. Tesco; Photo 5). Such development has changed the character of the area from its historical setting (characterised by late 17th and 18th century canal-side industry) but the majority of construction has retained red-brick fabric and been generally limited to one or two storeys, giving the area a sense of cohesion despite the mixed architectural styles.
- 3.4.7 A summary of Special Interest of the Trent and Mersey Canal Conservation Area [**AB 31**], as outlined in the Conservation Area Appraisal (CCDC 2016a), comprises:
- Its long history as an inland waterway still evident in its winding linear layout following the contour with associated buildings and structures;
 - Its diverse building types and buildings/groups of individual interest;
 - Its predominantly quiet 'green' character with 'nodes' of activity at crossing/access points;
 - Its extensive tree cover with significant specimens and groups.
- 3.4.8 The ATS site does not contain any buildings of heritage interest or features with historic associations with the canal, nor is it with an area of green space. It is not considered to contribute to the significance of the setting of the Trent and Mersey Canal Conservation Area [**AB 31**].
- 3.4.9 Views out of the Canal Conservation Area [**AB 31**] are described as 'extensive in places' and 'more limited' by mature tree growth and higher ground levels in others (CCDC 2016a). The Conservation Area Appraisal notes views of particular interest including: views of the St Augustine and Old Chancel Church towers though the trees near Station Road, and the spire of St Joseph and Etheldreda's Church nearer the town centre; the four cooling towers of Rugeley Power Station which form a landmark in views. Otherwise there are attractive views along the Canal corridor as it turns between the trees framing boats, bridges etc. (CCDC 2016a). The vegetation on the eastern side of the site and the low-level of the buildings (Photo 8) make the site appear generally in-keeping with the surrounding mixed development but the ATS site does not contribute to, or enhance, any of these particular views.



Photo 8: View towards site from the bridge [AB 11] over the canal, looking south-west

4. STATEMENT OF SIGNIFICANCE

4.1 Significance of ATS Euromaster Site

- 4.1.1 The buildings within the ATS Euromaster site are not designated heritage assets and are not described by the Local Planning Authority as buildings of historic interest. They are of modern date and have no features of architectural or historic interest. The northern building was constructed as part of the gasworks at the turn of the 20th century but is not considered to be of heritage interest and the southern building has no historical associations with the adjacent canal [AB 10]. In line with Table 1 (Section 2.4) these buildings are assessed as being of negligible importance i.e. *'structures of almost no architectural / historic merit'*.
- 4.1.2 The ATS Euromaster site does not contribute to the historic significance of the setting of the Trent and Mersey Canal Conservation Area [AB 31] or the surrounding area.

4.2 Significance of the Trent and Mersey Canal [AB 10] and Conservation Area [AB 31]

- 4.2.1 The Canal [AB 10] is designated as a Conservation Area [AB 31] and is described as being *'of outstanding industrial archaeological importance'* in the Conservation Area Appraisal. This is based on the canal being the first of the major inland waterways (CCDC 2016a). The Canal and associated Conservation Area, are considered to be of regional importance in line with Table 1 (Section 2.4).

4.3 Predicted Impact of Proposed Development

- 4.3.1 The proposed development comprises the demolition of the existing building in the northern area of the site, which will be replaced with a surface car park and a new totum sign in the western corner of the site. Designs also include the extension and internal remodelling of the existing building in the southern part of the site and the installation of new boundary fencing.
- 4.3.2 The demolition of the northern building will have no direct impact upon the surrounding heritage assets, including the Trent and Mersey Canal Conservation Area [AB 31].
- 4.3.3 However, the development could affect the setting of the Conservation Area to some degree; as the Conservation Area Appraisal states: *'In a linear Conservation Area the surroundings and setting to either side have potential to make a very significant impact on its character and appearance. The presence or absence of trees and hedges, the close proximity of open countryside or urban development, the quality and condition of adjacent buildings and curtilages, including boundary treatment and an array of garden landscaping, all have an impact on the appearance of the Conservation Area'* (CCDC 2016a).
- 4.3.4 The Conservation Officer has raised concerns for the visual impact of the proposed car park visible from the wider streetscape in such a prominent location and has emphasised the importance of boundary treatment. The Cannock Chase Local Plan states that *'the external perimeters of the site which front the canal should be attractive and sympathetic to the character of the waterfront location'*. Other car parks are visible nearby (e.g. Morrisons, Tesco) but these locations do not front immediately onto the canal frontage. The proposed car

park will be located in the north-western part of the site, slightly set back from the canal [AB 10] and Conservation Area [AB 31], whereas the existing layout of the site allows cars to be parked adjacent to the north-eastern site boundary, overlooking the Conservation Area. The proposed extension to the southern building is likely to block views of the car park from the Conservation Area.

- 4.3.5 The proposed development plan retains the existing trees at the north-eastern site boundary, maintaining a presence of trees at the boundary of the Conservation Area, as mentioned in the Conservation Area Appraisal (CCDC 2016a), in addition to providing partial screening of views towards the proposed development from the Conservation Area [AB 31]. A perimeter fence of vertical circular pail steel railings is proposed around the site, to replace the existing chain link fence and metal palisade fence.
- 4.3.6 Historically, the central section of the Conservation Area [AB 31] (where the site is located) has been lined with industrial buildings and more recently has been bounded by commercial buildings and modern housing. The proposed development will not result in a change of use or character of the site but may alter the setting of the Conservation Area to a limited extent.
- 4.3.7 Overall, the magnitude of impact upon the Trent and Mersey Canal Conservation Area [AB 31] is thought to be Indirect Low Adverse Impact, with an overall Minor significance of effect. This is because the proposed development may result in 'slight alterations to the setting' of the Conservation Area [AB 31], in line with Table 2 (Section 2.5).

4.4 Outline Recommendations

- 4.4.1 During consultation with Chloe Smith (Heritage Consultant; AB Heritage), Angela Grove (Conservation Officer; Cannock Chase District Council) advised that any impact on the canal frontage (i.e. Conservation Area) arising from the new extension '*will need addressing in design terms plus the need as before to repeat the approved boundary treatment to road frontages – wall topped by railings – in order to preserve or enhance the setting of the Conservation Area*', with particular reference to shielding views of the proposed car park.
- 4.4.2 The Design Supplementary Planning Document (CCDC 2016b) emphasises that size, scale, design and materials, boundary treatment and planting details are all important in creating a development which complements, and preferably enhances, a Conservation Area.
- 4.4.3 Therefore, it is recommended that the architect consult with the Conservation Officer to produce a suitable scheme, which is both practical and sympathetic to the setting of the Conservation Area [AB 31], and addresses concerns around boundary treatment.

5. REFERENCES

5.1 Documentary & Cartographic Sources

- Historic England, 2015, Photographing Historic Buildings Notes 2015
- Rugeley Tithe Map & Apportionment, c. 1845
- 25" Ordnance Survey Map, 1884
- 25" Ordnance Survey Map, 1900
- 25" Ordnance Survey Map, 1921
- 6" Ordnance Survey Map, 1938
- 1:1,250 Ordnance Survey Map, 1960

5.2 Online Sources

- Ancient Monuments and Archaeological Areas Act 1979
<http://www.legislation.gov.uk/ukpga/1979/46/contents>
- Britain From Above. 2017. The Town Gas Works and the Forward Cork Sock Works, Rugeley, 1939. <http://www.britainfromabove.org.uk/image/epw061292>
- Chartered Institute for Archaeologists Standard and Guidance for Historic Environment Desk Based Assessment http://www.archaeologists.net/sites/default/files/node-files/CIfAS&GDBA_2.pdf
- Chartered Institute for Archaeologists Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings and Structures
http://www.archaeologists.net/sites/default/files/CIfAS&GBuildings_1.pdf
- Cannock Chase District Council (CCDC), 2016a, Trent & Mersey Canal within Cannock Chase District: Conservation Area Appraisal
https://www.cannockchasedc.gov.uk/sites/default/files/tmc_appraisal_nov16.pdf
- Cannock Chase District Council (CCDC), 2016b, Design Supplementary Planning Document: Design Principles
https://www.cannockchasedc.gov.uk/sites/default/files/2_design_spd_design_principles-general_principles_and_topic_specific_guidance.pdf
- Grid Reference Finder, 2016 <http://www.gridreferencefinder.com/>
- Heritage Gateway, 2016 <http://www.heritagegateway.org.uk/Gateway/Results.aspx>
- Historic England, 2016, Understanding Historic Buildings, A Guide to Good Recording Practice <https://content.historicengland.org.uk/images-books/publications/understanding-historic-buildings/heag099-understanding-historic-buildings.pdf>
- Historic England, 2015, The Setting of Heritage Assets, Historic Environment Good Practice Advice in Planning: 3 <https://content.historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/gpa3.pdf/>

- Historic England, 2008 Conservation Principles, Policies & Guidance
<https://content.historicengland.org.uk/images-books/publications/conservation-principles-sustainable-management-historic-environment/conservationprinciplespoliciesguidanceapr08web.pdf/>.
- Midgeley, L. M (ed.), 1959. A History of the County of Stafford: Volume 5, East Cuttlestone Hundred. British History Online <http://www.british-history.ac.uk/vch/staffs/vol5/pp149-162>
- National Planning Policy Framework
https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf
- Planning (Listed Buildings and Conservation Areas) Act, 1990
http://www.legislation.gov.uk/ukpga/1990/9/pdfs/ukpga_19900009_en.pdf
- Staffordshire County Council (SCC), 2010. Rugeley Historic Character Assessment Staffordshire Extensive Urban Survey.
<https://www.staffordshire.gov.uk/environment/eLand/planners-developers/HistoricEnvironment/Extensive-Urban-Survey/RugeleyEUSReportFinal.pdf>

Appendices

Appendix 1 Planning Policy

Introduction

The following section highlights the key planning and legislative framework relevant to this project, including legislative framework, national planning policy and relevant sector guidance.

Statutory Protection for Heritage Assets

Current legislation, in the form of the Ancient Monuments and Archaeological Areas Act 1979, provides for the legal protection of important and well-preserved archaeological sites and monuments through their addition to a list, or 'schedule' of archaeological monuments by the Secretary of State for Culture, Media and Sport. This necessitates the granting of formal Scheduled Monument Consent for any work undertaken within the designated area of a Scheduled Ancient Monument.

Likewise, structures are afforded legal protection in the form of their addition to 'lists' of buildings of special architectural or historical interest. The listing of buildings is carried out by the Department of Culture, Media and Sport under the Planning (Listed Buildings and Conservation Areas) Act, 1990. The main purpose of the legislation is to protect buildings and their surroundings from changes that would materially alter the special historic or architectural value of the building or its setting. This necessitates the granting of formal Listed Building Consent for all works undertaken to or within the designated curtilage of a Listed Building. This legislation also allows for the creation and protection of Conservation Areas by local planning authorities to protect areas and groupings of historical significance.

The categories of assets with some form of legal protection have been extended in recent years, and now include Registered Parks and Gardens, and Historic Battlefields. While designation as a UNESCO World Heritage Site is not a statutory designation under English planning law, such a designation is regarded as a material consideration in planning decisions, and World Heritage Sites are in practice protected from development that could affect any aspect of their significance including settings within the Site and a buffer zone around it.

National Planning Policy

The NPPF sets out government policy on the historic environment, which covers all elements, whether designated or not, that are identified as 'having a degree of significance meriting consideration in planning decisions, because of its heritage interest'.

One of the over-arching aims is to 'Conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations'. To achieve this, local planning authorities can request that the applicant describe "the significance of any heritage assets affected, including any contribution made by their setting". The level of detail required in the assessment should be "proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance". It goes on to say that "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.”

A key policy within the NPPF is that “when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be.

With regard to non-designated heritage assets specific policy is provided in that a balanced judgement will be required having due regard to the scale of any harm or loss and the significance of the heritage asset affected.

Paragraph 132 states that ‘Significance can be harmed or lost through alteration or destruction of a heritage asset or development within its setting. Substantial harm to or loss of a Grade II listed building, park or garden should be exceptional, while substantial harm to or loss of designated heritage assets of the highest significance, should be wholly exceptional’.

Paragraphs 133 & 134 explain that ‘where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss.

It also advises that where a proposal involve less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Local Planning Policy

Cannock Chase Local Plan, adopted June 2014

Policy CP15 - Historic Environment

The District’s Historic Environment will be protected and enhanced via:

- *the safeguarding of all historic sites, buildings, areas, archaeological remains, their settings and their historic landscape and townscape context according to their national or local status from developments harmful to their significance in order to sustain character, local distinctiveness and sense of place;*
- *supporting and promoting development proposals that are sensitive to and inspired by their context and add value to the existing historic environment, landscape and townscape character by virtue of their use, layout, scale, appearance, landscaping and materials to ensure that the historic environment acts as a stimulus to high quality design based upon guidance set out in the Design SPD; planning standards may be applied in a flexible manner to maintain continuity within historic townscapes. Opportunities for new development within conservation areas and within the setting of heritage assets to enhance or better reveal their significance will be considered;*
- *supporting schemes which help to promote wider understanding and enjoyment of the historic environment by all members of the local and wider community, and wider social,*

cultural, economic and environmental benefits including continued use and enhancement of heritage assets most at risk;

- *maintaining an appropriate balance between conservation, re-use, sympathetic adaptation and new development via recourse to national policy in order to promote the sustainable management of the historic environment, mixed sustainable land use patterns and promote the historic environment as a catalyst for the regeneration of the District;*
- *focussing development and regeneration around existing historic urban areas to maximise potential for investment within them and the benefits of heritage-led regeneration as opportunities arise.*

Policy RTC8 - Leathermill Lane/Trent and Mersey Canal Corridor

The site is located on the western fringe of the area identified in the Local Plan as 'Leathermill Lane/Trent and Mersey Canal Corridor'. Policy RTC28 relates to the regeneration of this area focussing on the canal and associated structures (e.g. canalside warehouse, Leathermill Lane Canal Bridge) to create new public spaces and accessible town centre uses.

The supporting text of Policy RTC8 state: 'The external perimeters of the site which front the canal should be attractive and sympathetic to the character of the waterfront location. Where appropriate new frontages facing the canal should be enlivened by active uses.'

Design Guide Supplementary Planning Document (SPD), adopted April 2016

The Design Guide sets out detailed guidance/good practice advice for new development to ensure that the District's historic environment will be protected and enhanced in ways to sustain local distinctiveness and sense of place.

Historic Environment

Good design will give careful thought to how development requirements can be accommodated whilst maximising the opportunities offered by a particular site. Adapting to local circumstances and surroundings helps new development have some individual character so reference to the Character Area profiles will help with more specific guidance.

High quality design is required for all schemes, particularly those affecting Listed Buildings, Conservation Areas and Local List buildings and features and developers should adequately resource themselves with the appropriate professional expertise from the start. Development within the wider setting of historic features and landscapes may also have a visual impact and in such cases will need careful consideration and design.

Key Design Principles

New development in Conservation Areas

- A Conservation Area is 'an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.' There are currently 8 Conservation Areas in the District and a series of Conservation Area Appraisals and Management Plans offer more specific advice on what matters and why.

- 'Townscape' distinguishes the special interest of a Conservation Area from the merits of individual buildings within it, including the interrelationship of buildings and spaces. Boundaries, trees and hedges, building materials and significant views also contribute to character and appearance. The local distinctiveness of particular areas is greatly to be valued and needs to be reinforced. High quality places attract investors, residents and businesses so making best use of existing buildings and areas lies at the heart of a sustainable future.
- Conservation Areas are not intended to prevent change but to ensure that it takes place in an appropriate way. E.g. good design of development along the Trent and Mersey Canal corridor can enhance the Conservation Area, and help sustain the Canal's tourism and economic regeneration potential.
- New development in (and close to) Conservation Areas needs to pay particular regard to its surroundings. Size, scale, design and materials, boundary treatment and planting details are all important in creating an addition which complements, and preferably enhances, the Area. New development has the opportunity to better reveal the significance of conservation areas. Copying historic architecture may not be the best solution; through careful design new buildings can respect the architectural character of a historic area and fine buildings of any type, style and age can enhance the visual environment and contribute to a sense of community. The use of imaginative design as appropriate is encouraged. Photographs and photomontages should support such applications.

Managing change to Locally Listed Buildings and in the historic environment generally

- Key historic buildings and townscape areas in the District are designated as Listed Buildings and Conservation Areas. There are also 5 Scheduled Ancient Monuments which are statutorily protected too. However, many other buildings, features and areas are valued for their special local architectural or historic character, their contribution to the local scene or their local historical associations. The most significant of these will be included on the forthcoming CCDC Local List which is being prepared in conjunction with this District Design SPD. Other features of historic interest are noted in documents such as the SCC Extensive Urban Surveys of Cannock and Rugeley, the SCC Historic Environment Record and the HE Historic Farmsteads Survey. Buildings may also come to light through the development process.
- Such buildings and features have no statutory protection but any impact on them will be taken into account in considering planning applications and will need to be given weight in decision making. A responsibility to be aware of their local contribution remains and this will be assessed on a case by case basis. The heritage interest of a building or feature affected will need to be described by a developer and the viability of its retention considered, with harm or loss justified or mitigated in terms of the public benefits of the overall scheme. If the assessment does not warrant retention of the building a record may need to be made and deposited in the HER.

Appendix 2 HER

AB NO.	PERIOD	MONUMENT TYPE	DESCRIPTION	STATUS	NGR	REFERENCE NO.
1	MEDIEVAL	MILL POND	FORMER FORGE POOL, RUGELEY. THE SITE OF A MILL POND, KNOWN IN THE EARLY 19TH CENTURY AS FORGE POOL, BUT WHICH MAY HAVE MEDIEVAL ORIGINS. IT WAS STILL EXTANT IN 1963, BUT HAS SINCE BEEN DEVELOPED AS A CAR PARK.		SK 0460 1807	53618
2	MEDIEVAL/ POST- MEDIEVAL	FORGE, PAPER MILL?, WATERMILL,	SITE OF FORGE, FORGE ROAD, RUGELEY. THE FORGE IN RUGELEY DATED FROM AT LEAST THE LATE 18TH CENTURY, ALTHOUGH THERE ARE REFERENCES TO FORGES IN THE MANOR FROM THE 13TH CENTURY ONWARDS. THE FORGE WAS EXTANT IN 1963, BUT HAS SINCE BEEN DEMOLISHED.		SK 0465 1810	53620
3	POST- MEDIEVAL / MODERN	TIMBER FRAMED HOUSE	3 TO 5 MARKET STREET, RUGELEY. A HOUSE WHICH HAS BEEN CONSIDERABLY ALTERED, BUT PROBABLY HAS 16TH CENTURY ORIGINS. TWO GABLE WINGS SURVIVE ONE OF STONE AND ONE WITH TIMBER FRAMING. DR WILLIAM PALMER, THE RUGELEY POISONER, RENTED THE PROPERTY FROM THE ANSON FAMILY IN THE MID 19TH CENTURY.		SK 0449 1815	53501

4	POST-MEDIEVAL	ROAD BRIDGE	ALBION STREET BRIDGE, RUGELEY. A ROAD BRIDGE WITH (POSSIBLE CAST) IRON PARAPET.		SK 0453 1802	03150
5	POST-MEDIEVAL	TIMBER FRAMED HOUSE	32 AND 34 MARKET STREET, RUGELEY. A LISTED LONG TIMBER FRAMED RANGE NOW COMPRISING OF TWO SIMPLE COTTAGES, BUT WHICH WAS ORIGINALLY A SINGLE DWELLING. THE BUILDING IS OF LATE 16TH OR EARLY 17TH CENTURY DATE.	GRADE II LISTED BUILDING	SK 0457 1830	09388
6	POST-MEDIEVAL	INN	RED LION INN, MARKET STREET, RUGELEY. A LISTED TIMBER-FRAMED DWELLING DATED CIRCA 1600 AND LATER. THE TIMBER FRAMING IS EXPOSED IN ONE OF THE GABLE ENDS.	GRADE II LISTED BUILDING	SK 0452 1820	09387
7	POST-MEDIEVAL	FARMHOUSE?, SHOP	17 LOWER BROOK STREET, RUGELEY. A GRADE II LISTED SHOP OF EARLY 18TH CENTURY DATE, ALTHOUGH IT IS POSSIBLE THAT THE BUILDING, ALONG WITH NO. 19 (PRN 09383) MAY HAVE 17TH CENTURY ORIGINS.	GRADE II LISTED BUILDING	SK 0444 1803	09381
8	POST-MEDIEVAL	HOUSE	31 AND 33 MARKET SQUARE, RUGELEY. A LISTED LATE 18TH CENTURY HOUSE WITH A 17TH CENTURY CORE. THE BUILDING NOW HAS A BANK FRONTAGE TO THE LEFT AND A LATE 19TH CENTURY SHOP FRONTAGE TO THE RIGHT.	GRADE II LISTED BUILDING	SK 0447 1809	09384

9	POST-MEDIEVAL	INN	SHREWSBURY ARMS HOTEL AND COACH HOUSE BLOCK, MARKET STREET, RUGELEY. A LISTED INN AND ASSOCIATED COACH HOUSE DATED TO CIRCA 1810, BUT WITH A POSSIBLE EARLY 18TH CENTURY CORE. THE COACH HOUSE HAS A PLAIN ARCHWAY ABUTTING THE MAIN BUILDING. IT WAS FORMERLY KNOWN AS THE TALBOT HOTEL.	GRADE II LISTED BUILDING	SK 0451 1813	09386
10	POST-MEDIEVAL	CANAL	TRENT AND MERSEY CANAL			02212
11	POST-MEDIEVAL	ACCOMMODATION BRIDGE	BRIDGE NUMBER 66, TRENT AND MERSEY CANAL, RUGELEY. A BRIDGE CARRYING LEATHERMILL LANE OVER THE TRENT AND MERSEY CANAL AT RUGELEY.		SK 0474 1813	02884
12	POST-MEDIEVAL / MODERN	MILL POND	SITE OF MILL POND, LEATHERMILL LANE, RUGELEY. A MILL POND (PROBABLY ASSOCIATED WITH THE WATERMILL ON LEATHER MILL LANE (PRN 53624)) WHICH APPEARS TO HAVE BEEN EXTANT BY THE LATE 18TH CENTURY, BUT INFILLED BETWEEN CIRCA 1884 AND CIRCA 1902.		SK 0487 1827	53622
13	POST-MEDIEVAL / MODERN	TANNERY	BRYANS LANE TANNERY, RUGELEY. THE SITE OF A FORMER TANNERY ON BRYAN'S LANE, WHICH APPEARS TO HAVE HAD AT LEAST LATE 18TH CENTURY ORIGINS. IT WAS LARGELY REBUILT IN 1928 AND THE SITE HAD BEEN REDEVELOPED BY THE TURN OF THE 21ST CENTURY.		SK 0468 1820	03152

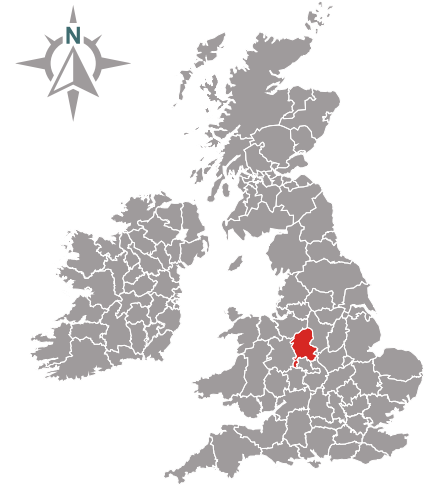
14		STRUCTURES	AN ARCHAEOLOGICAL EVALUATION ON LAND ADJACENT TO 19 MARKET STREET, RUGELEY. THE EVALUATION DEMONSTRATED THAT STRUCTURAL REMAINS, SURFACES AND DEPOSITS, RELATING TO BUILDINGS RECORDED ON 19TH-CENTURY CARTOGRAPHIC SOURCES, SURVIVE ACROSS A SIZEABLE PART OF THE SITE. IN ADDITION, EARLIER STRUCTURES AND DEPOSITS DATING TO THE 18TH CENTURY WERE ALSO IDENTIFIED. A LAYER OF CLAY AND AN AREA OF BURNT CLAY CLOSE TO THE MARKET STREET FRONTAGE MAY REPRESENT SURVIVING SIGNS OF ACTIVITY ON THE SITE EARLIER THAN THE 18TH CENTURY.		SK 0451 1823	2577
15	POST-MEDIEVAL / MODERN	TOLL ROAD	RUGELEY AND STONE TURNPIKE ROAD. A LATE 18TH CENTURY TURNPIKE ROAD CONNECTING RUGELEY, SANDON, STONE AND WOORE, ALONG WITH STAFFORD AT A LATER DATE.		SJ 8944 2912	58512
16	POST-MEDIEVAL	HOUSE	BROOK HOUSE, BREWERY STREET, RUGELEY. A LISTED EARLY 19TH CENTURY HOUSE OF RED BRICK CONSTRUCTION.	GRADE II LISTED BUILDING	SK 0448 1798	09393
17	POST-MEDIEVAL / MODERN	SHOP?	15-19 MARKET SQUARE, RUGELEY. THREE 19TH CENTURY PROPERTIES WITH A MODERN SHOP FRONT.		SK 0444 1813	53503

18	POST-MEDIEVAL	CORN MILL, STEAM MILL?	RUGELEY MILL / OLD MILL / TRENT AND MERSEY MILL. THE 'OLD MILL' OR 'TRENT AND MERSEY MILL', BUILT IN 1863, STILL SURVIVES, AND ALTHOUGH MUCH ALTERED IT STILL RETAINS SOME OF ITS ORIGINAL MACHINERY. SOME OF THE SURROUNDING BUILDINGS ARE ALSO ORIGINAL, ALTHOUGH AGAIN HAVE BEEN MUCH ALTERED. THEY ARE ALL NOW IN USE FOR OTHER INDUSTRIES.		SK 0476 1804	03725
19	POST-MEDIEVAL	ROMAN CATHOLIC CHURCH	CHURCH OF ST JOSEPH AND ST ETHELDREDA, RUGELEY. A LISTED ROMAN CATHOLIC CHURCH, BUILT BETWEEN 1849-50 BY CHARLES HANSOM.	GRADE II LISTED BUILDING	SK 0461 1791	14208
20	POST-MEDIEVAL	MARKET HALL	MARKET HALL, RUGELEY. THE SITE OF THE FORMER RUGELEY MARKET HALL, WHICH WAS DEMOLISHED CIRCA 1977, ALTHOUGH THE TOWER OF THE MARKET BUILDING STILL REMAINS.		SK 0445 1814	03156
21	POST-MEDIEVAL / MODERN	BUILDING	1 MARKET STREET, RUGELEY. A THREE STOREY BRICK BUILDING DATING TO THE 19TH CENTURY.		SK 0448 1814	53502
22	POST-MEDIEVAL / MODERN	HOUSE?	8 & 10 ANSON STREET, RUGELEY. A PAIR OF THREE STOREY BRICK VICTORIAN BUILDINGS.		SK 0446 1818	53507
23	POST-MEDIEVAL / MODERN	BANK (FINANCIAL)	SITE OF SAVINGS BANK, MARKET SQUARE, RUGELEY. THE ORIGINAL SITE OF THE SAVING BANK WHICH EXISTED BY 1840, WHICH WAS RE-LOCATED TO ANSON STREET IN 1879		SK 0444 1810	53528

24	POST-MEDIEVAL / MODERN	TERRACE	ALMA TERRACE, 14-20 LICHFIELD STREET, RUGELEY. A SHORT TERRACE OF HOUSES POST DATING 1840.		SK 0456 1788	53662
25	POST-MEDIEVAL / MODERN	HOUSE, SURGERY	HERON'S NEST & 44 ALBION STREET, RUGELEY. THESE TWO PROPERTIES WERE BUILT IN 1850 THE ONE AS A DWELLING AND THE OTHER AS A DOCTOR'S SURGERY.		SK 0457 1798	53635
26	POST-MEDIEVAL / MODERN	HOUSE	HERON COURT, ALBION STREET, RUGELEY. A HOUSE BUILT IN 1851 BY THE CO-FOUNDER OF ST JOSEPH AND ETHELREILDA ROMAN CATHOLIC CHURCH. DURING THE 20TH CENTURY HERON COURT WAS OCCUPIED BY ST ANTHONY'S CONVENT AND IT IS NOW RUGELEY BILLIARDS CLUB.		SK 0465 1799	53633
27	POST-MEDIEVAL / MODERN	DRINKING FOUNTAIN	DRINKING FOUNTAIN, MARKET SQUARE, RUGELEY. A DRINKING FOUNTAIN ERECTED IN MARKET SQUARE, RUGELEY IN 1895 (REPLACING AN EARLIER FOUNTAIN CONSTRUCTED AT THE NORTH-EAST END OF THE OLD TOWN HALL IN 1869.		SK 0446 1811	54503
28	MEDIEVAL / POST-MEDIEVAL	EARTHWORK	PROBABLE MEDIEVAL/ POST MEDIEVAL FIELD BOUNDARIES ARE VISIBLE AS EARTHWORKS ON AIR PHOTOGRAPHS. SOME OF ELEMENTS APPEAR TO BE ASSOCIATED WITH PROBABLE MEDIEVAL/ POST MEDIEVAL RIDGE AND FURROW. THE FIELD BOUNDARIES ARE DITCH AND/ OR BANK DEFINED AND WERE MAPPED AS PART OF THE STAFFORDSHIRE NMP PROJECT. THE		SK 0470 1859	1579653

			EARTHWORKS ARE NO LONGER EXTANT ON THE LATEST 2010 VERTICAL PHOTOGRAPHY.			
29	MEDIEVAL / POST-MEDIEVAL	EARTHWORK	MEDIEVAL/ POST MEDIEVAL RIDGE AND FURROW IS VISIBLE AS EARTHWORKS ON AIR PHOTOGRAPHS IN THE PARISH OF RUGELEY. THE RIDGE AND FURROW IS IN PLACES ASSOCIATED WITH PROBABLE FIELD BOUNDARIES AND WAS MAPPED AS PART OF THE STAFFORDSHIRE NMP PROJECT. ELEMENTS OF THE EARTHWORKS ARE EXTANT ON THE LATEST 2010 VERTICAL PHOTOGRAPHY		SK 0415 1867	1579646
30	MODERN	AIR RAID SHELTER	AIR RAID SHELTER. SECOND WORLD WAR AIR RAID SHELTERS ARE VISIBLE AS EARTHWORKS AND STRUCTURES ON AIR PHOTOGRAPHS. A NUMBER OF RECTANGULAR STRUCTURES AND A TRENCH ARE ASSOCIATED WITH PHOENIX TANNERY, AND TWO FURTHER STRUCTURES AND AN AREA OF TRENCHES ARE PROBABLY ASSOCIATED WITH SCHOOLS IN RUGELEY.		SK 0443 1833	1579672
31	N/A	CONSERVATION AREA	TRENT AND MERSEY CANAL	CONSERVATION AREA		083
32	N/A	CONSERVATION AREA	RUGELEY - TALBOT STREET/LICHFIELD ROAD	CONSERVATION AREA		155
33	N/A	CONSERVATION AREA	RUGELEY	CONSERVATION AREA		051

34	N/A	HISTORIC URBAN CHARACTER AREA (HUCA)	BETWEEN BRYANS LANE/MILL LANE AND THE TRENT & MERSEY CANAL, RUGELEY			RUGELEY HUCA 5
35	N/A	HISTORIC ENVIRONMENT CHARACTER TYPE	MILL LANE, RUGELEY. INDUSTRIAL TO VICTORIAN - 1835 AD TO 1864 AD			360

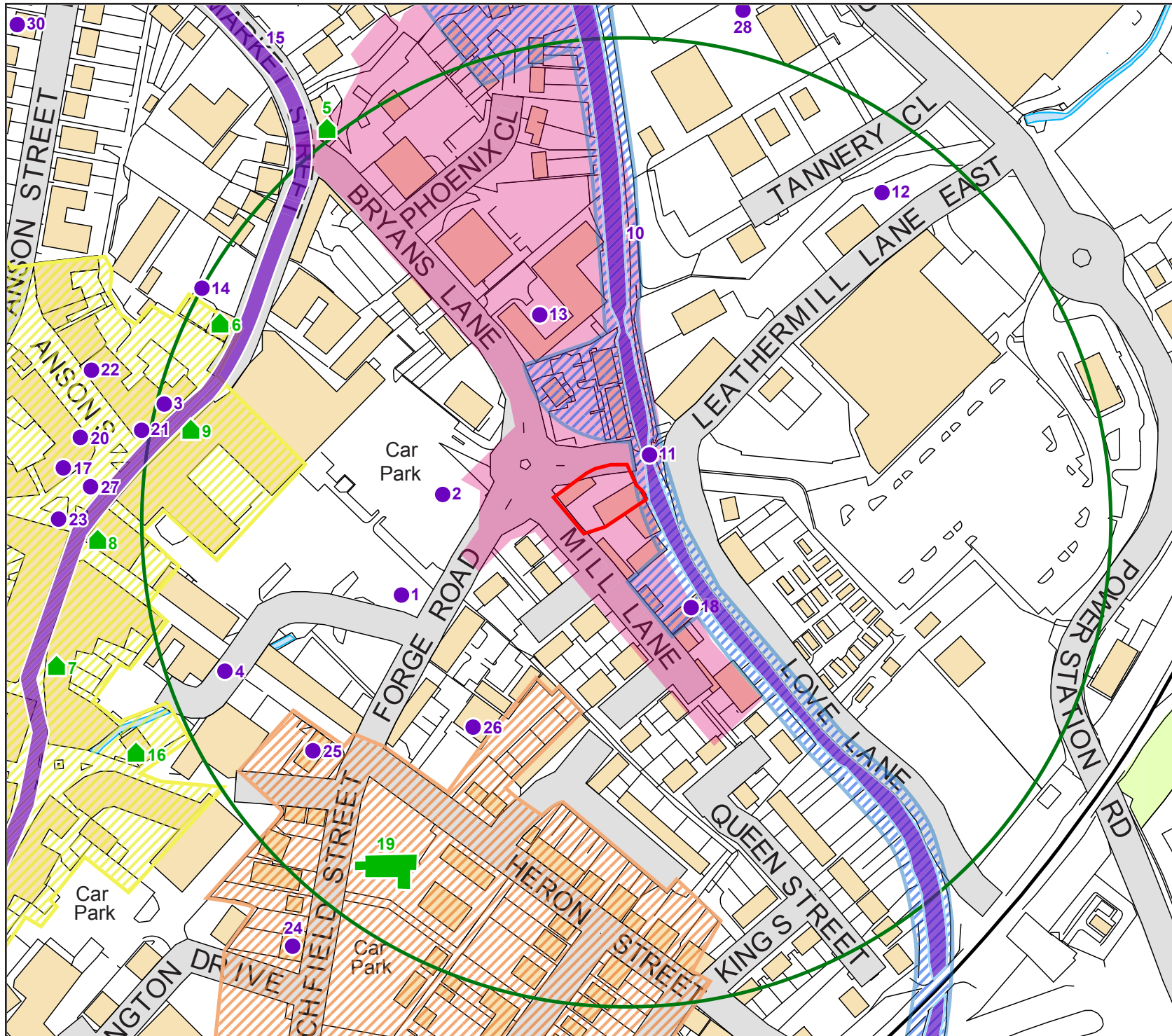


KEY

 Site Boundary



Figure 1: Site Location	
Project: ATS Mill Lane, Rugeley	
Date: 24 /05/17	Job No: 60015
Drawn by: PL	



KEY

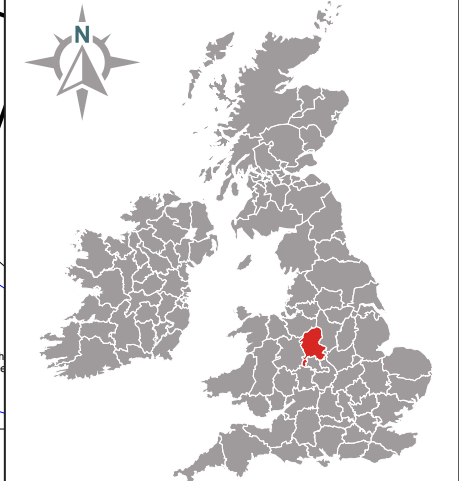
- ▭ Site Boundary
 - Search Area (250m)
 - ▲ Listed Building
 - Monument
 - ▨ Trent and Mersey Canal Conservation Area (AB 31)
 - ▨ Rugeley - Talbot Street / Lichfield Road Conservation Area (AB 32)
 - ▨ Rugeley Conservation Area (AB 32)
 - ▨ Rugeley Rugeley HUCA 5 (AB 34)
- 0 100m

Figure 2: Map of Cultural Heritage Features

Project: ATS Mill Lane, Rugeley

Date: 24 /05/17 Job No: 60015

Drawn by: PL



KEY
 Site Boundary

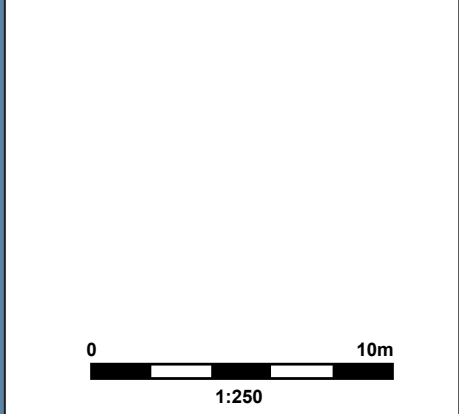
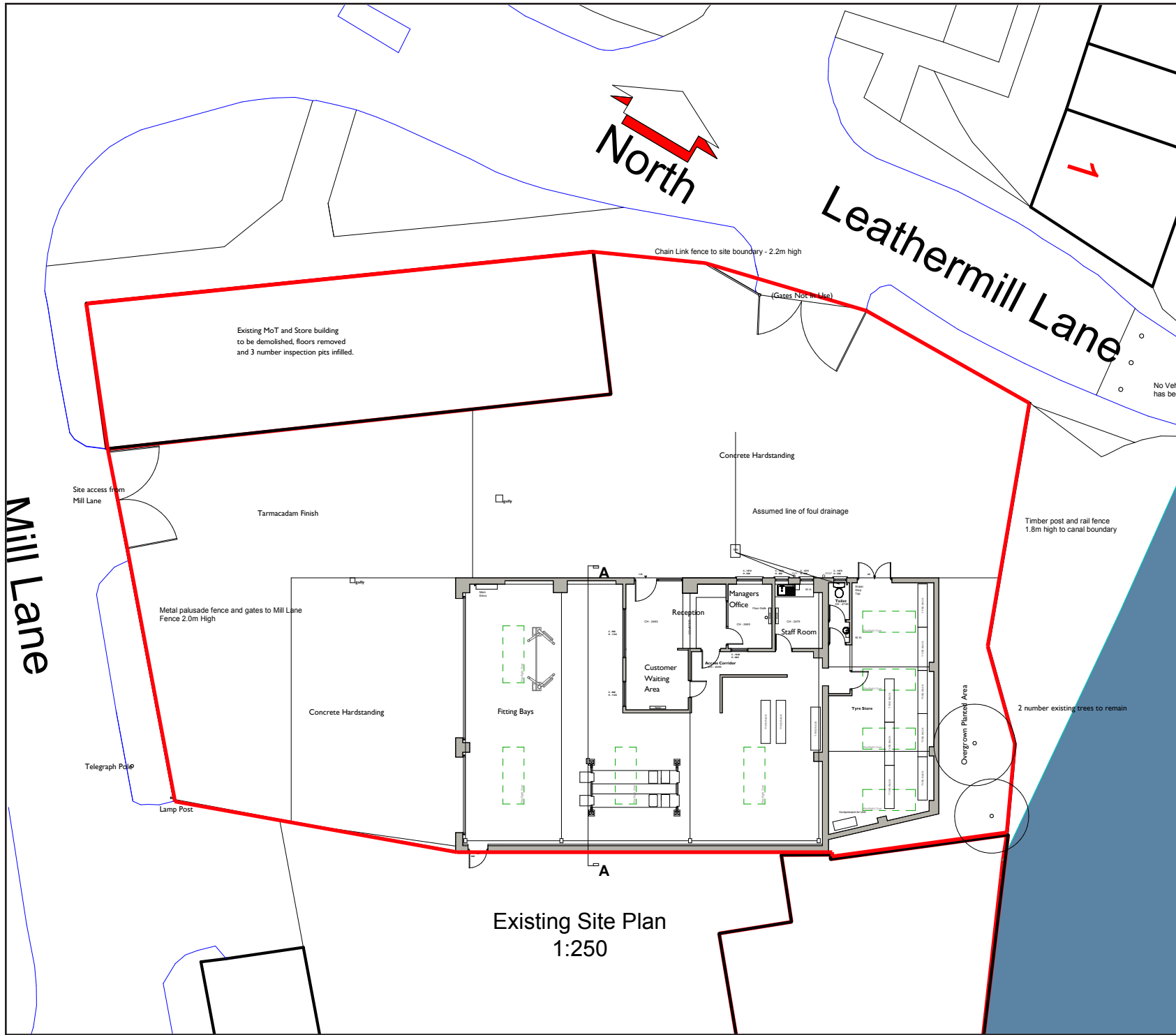
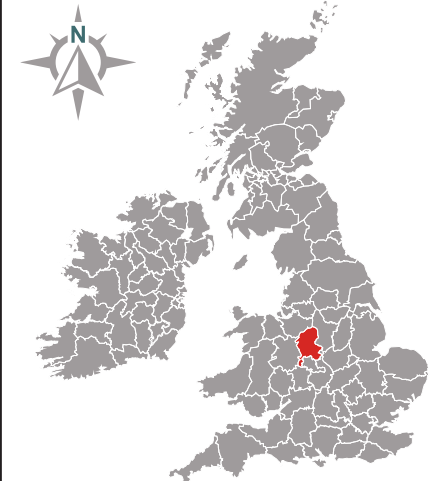


Figure 3: Existing Site Plan

Project: ATS Mill Lane, Rugeley	
Date: 24 /05/17	Job No: 60015
Drawn by: PL	





KEY
 Site Boundary

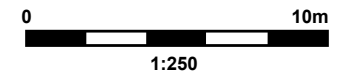
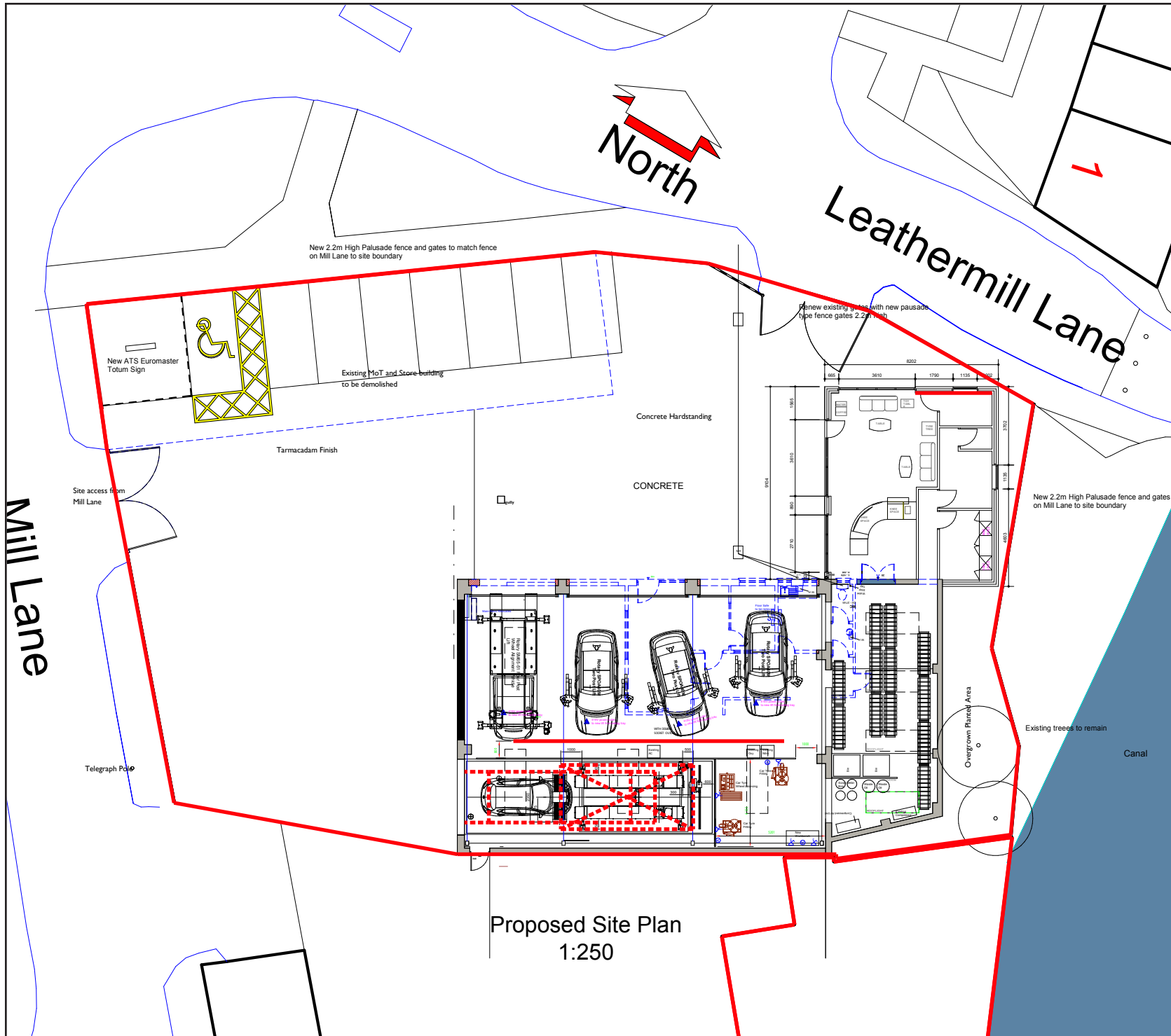


Figure 4: Proposed Site Plan

Project: ATS Mill Lane, Rugeley

Date: 24 /05/17 Job No: 60015

Drawn by: PL





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