



## **Park Fields Farm**

### **Archaeological Building Record**

OASIS ID: waterman2-196028

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**Waterman Energy, Environment & Design Limited**

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# Park Fields Farm

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## Quality Assurance – Approval Status

This document has been prepared and checked in accordance with Waterman Group's IMS (BS EN ISO 9001: 2008, BS EN ISO 14001: 2004 and BS OHSAS 18001:2007)

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## Comments

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## 1. Introduction

- 1.1. This scheme of archaeological building recording has been undertaken by Waterman Energy, Environment & Design Ltd (Waterman) for St. Modwen. This scheme of building recording pertains to a former farm complex known as Park Fields. Park Fields is located within land to the north of Bramshall Road, at the west of the town of Uttoxeter; centred on National Grid Reference: 407225, 333919 (hereafter referred to as 'the Site'). The buildings and farm not listed. The 19<sup>th</sup> century farm complex, comprising a dwelling and associated outbuildings, will be demolished as part of a proposal for redevelopment of the Site and the adjacent land, for which planning permission has been granted (Application Number: P/2014/00677).
- 1.2. This scheme of archaeological building recording has been undertaken to satisfy Condition 4 of the above permission, which states:

“No development shall take place until a written scheme of investigation securing the implementation of a programme of archaeological work has been submitted to and approved in writing by the Local Planning Authority. The programme of work shall be implemented in accordance with the approved details”.

## 2. Methodology

### Aims

- 2.1. The aim of this programme of recording is to provide a long-term sustainable record of Park Fields, prior to its demolition.
- 2.2. The record aims to:
  - Provide an outline history of the building, to establish its historical context;
  - Provide a photographic record of the principal dwelling and all associated outbuildings within the domestic curtilage;
  - Record the plans of the principal dwelling and associated outbuildings; and
  - Provide an interpretation of the farm's construction, chronological development and historic use.

### Scope of the Archaeological Building Recording

- 2.3. The scope set out below outlines the work required to meet the criteria of an English Heritage Level 2 survey.
- 2.4. A Level 2 survey is described in the English Heritage guidance<sup>1</sup> as follows:

“This is a **descriptive record**, made in circumstances similar to those of Level 1 but when more information is needed. It may be made of a building which is judged not to require any fuller record, or it may serve to gather data for a wider project. Both the exterior and the interior will be viewed, described and photographed. The record will present conclusions regarding the building's development and use, but will not discuss in detail the evidence on which these conclusions are based. A plan and sometimes other drawings may be made but the drawn record will normally not be comprehensive and may be tailored to the scope of a wider project”.
- 2.5. The following scope of works was discussed and agreed with Debbie Taylor, Landscape Archaeologist at Staffordshire County Council, prior to approval of the Written Scheme of Investigation (WSI) completed by Waterman in September 2014<sup>2</sup>.

### Documentary Research

- 2.6. Documentary research was undertaken for a baseline desk-based assessment pertaining to the Site<sup>3</sup>. This information was enhanced, with additional research, where any significant gaps in the knowledge were found. Research was undertaken to establish the chronology of construction, the building in the context of its surroundings and the key associative history of Park Fields. This informed a historical overview of the Site which is detailed in Section 3.
- 2.7. All sources are referenced throughout the document and noted in the bibliography.

<sup>1</sup> English Heritage, 2006, *Understanding Historic Buildings*

<sup>2</sup> Waterman (2014) Land West of Uttoxeter, P/2013/00882, P/2014/00677, and P/2014/00883, Written Scheme of Investigation

<sup>3</sup> Waterman (2013) Land West of Uttoxeter, Heritage Desk Based Assessment

## Site Investigation and Recording

### External Record

- 2.8. All elevations of the buildings within the Site were photographically recorded. Where necessary, detailed photographs were taken of features of heritage or aesthetic merit as well as the wider context of the Site. The external record also details the general character of features such as windows, doors and masonry.

### Internal Record

- 2.9. Each interior space within the dwelling house and associated outbuilding has been photographed. The locations of photographs are noted on existing plans of the building for easy reference; the plan is contained in the Site archive. General descriptions have been provided for each space. Where necessary these have been detailed where the significance of fixtures has merited.

### Measured Survey

- 2.10. No known surveys of the Site were understood to exist. A scheme of measured survey was undertaken, under instruction from Waterman., by James Brennan Associates Chartered Surveyors. The floor plans of all buildings were surveyed as part of this scheme of recording. The measured survey also notes any features of heritage merit.
- 2.11. Survey drawings contained within the main body of the report are annotated to illustrate the development phases within the building. The site archive contains copies of the measured survey; these are illustrated to scale, typically 1:50. All drawings (located outside of the main body of this report), are allocated drawing numbers and recorded in a drawing register.

### Photographic Record

- 2.12. A photographic record has been compiled of the exterior and interior of the buildings within the Site, commensurate with the scope of a Level 2 record, as defined in Understanding Historic Buildings; A Guide to Good Recording Practice (English Heritage, 2006).
- 2.13. The photographic record also records architectural details and historic internal fixtures to chronicle the former use of space within the building.
- 2.14. A high quality digital record was made using a digital SLR camera. Photographs were taken at 12 million pixel resolution and will be deposited as a jpeg file. A flash was used in poor lighting conditions within the building. A photographic scale of appropriate size was included in detailed views where appropriate.
- 2.15. All photographic views were recorded on copies of the 'as existing' floor/Site plans of the building. These have been complemented by photographic registers which, as a minimum, give the direction of the view and a brief description of the subject. A selection of the photographic record has been used to illustrate this report to provide an overview understanding of the existing building, its historic use and its context. The full photographic record, together with copies of the annotated plans and the photographic gazetteer, are included in the Site archive.

## Report

- 2.16. This report provides a description of the buildings within the Site (including scale and massing, construction, materials, layout and architectural detail) and its history.
- 2.17. This report has been produced to guidance set out within *Understanding Historic Buildings: A Guide to Good Recording Practice* (English Heritage, 2006).
- 2.18. This document has been provided in a single bound copy with an appended CD containing the archive and report in pdf format.

## Archive and Deposition

- 2.19. The archive for this scheme of building recording will contain all the raw data from the on-Site investigation. The project archive will be deposited with the Archaeological Data Service (ADS). The OASIS (Online Access to the Index of Archaeological Investigations) site code for this project is waterman2-196028. This code has been used for deposition of the archive with ADS. The archive will be deposited with the Archaeological Data Service and the Staffordshire Historic Environment Record (HER).
- 2.20. The archive was provided on a memory drive and includes (as agreed with ADS):
  - Digital photographic record (jpeg format);
  - Photographic registers of all photographic images (pdf and Excel format);
  - Drawing register of all drawings (pdf and Excel format);
  - Site plan annotated with the locations of selected photographic views (pdf format); and
  - A pdf of the complete report.

## Personnel

- 2.21. This scheme of archaeological building recording was undertaken by Waterman staff:
  - Tim Murphy (MIFA): Principal Heritage Consultant.

### 3. Historical Baseline and Analysis

#### Historical Overview

##### Landscape Character

- 3.1. The *Historic Farmsteads and Landscape Character in Staffordshire*<sup>4</sup> study notes that the study area is located in 'Needwood and South Derbyshire Claylands'. The area is described in the study as follows:

"A rolling plateau of glacial till, rising to prominent wooded heights above the wide shallow central valley of the River Dove. The area is bounded to the south and south east by the floodplain of the River Trent; to the north and west it grades into the rising ground of the Pennine fringes. The Peak fringe around the northern borders of the area is mostly characterised by dispersed medieval and later settlement set in landscapes of small-medium scale irregular and semi-regular enclosure where pastoral farming was predominant. Across the rest of the area are medium-low densities of dispersed settlement which mostly relate to the enclosure of the common land and the open arable fields which covered most of the farmland in the medieval period although some isolated farmsteads have medieval origins, representing the sites of shrunken villages or as medieval moated sites dating from the 12th and 13th centuries. The former Needwood Forest was a hunting preserve and royal forest in the medieval period which in the 19th century was transformed through regular enclosure with planted woodland and planned farmsteads sited off straight roads".

##### Early History of Park Fields

- 3.2. The earliest detailed map of the area is Yates map of 1775 (Figure 1); Park Fields is not shown. The location of the farm is to the west of the settlement of Uttoxeter, on the main road to Bramshall. The map is small in scale but the location of Park Fields is believed to be on the north side of the main road, to the east of a building known as 'Kiln Stitch', a name which may have derived from a kiln production site in the close locality.

Figure 1: Yates Map of Staffordshire, 1775. Approximate location of Park Fields highlighted



Source: Stafford Record Office

- 3.3. The earliest known source to note Park Fields is the Uttoxeter Tithe Map of 1843 (Figure 2). The farm is located to the north of Bramshall Road and was originally named 'Kiddlestick'. The map

<sup>4</sup> Edwards, B. Lake, J., (2012) *Historic Farmsteads and Landscape Character in Staffordshire*



suggests that the principal access to the property is much the same as it exists today. The full footprint of the existing farmyard does not appear to be constructed in 1843. The buildings surveyed include the principal dwelling, in an earlier form without later extension. This has an attached range of cowsheds at the north, which is today noted as single storey, with loft. The domestic garden curtilage to the south of the house appears much as it is viewed today.

3.4. The tithe apportionment records the plots (numbers corresponding to the tithe map) of the Site as follows:

3.5. Plot 546:

Owner: John and Thomas Tomlinson

Occupier: Samuel Buckley

Description: Part of Housecroft

Use: pasture

Extent: 4a-1r-28p

3.6. Plot 547:

Owner: John and Thomas Tomlinson

Occupier: Samuel Buckley

Description: Kiddlestick house, buildings yard and garden

Extent: 0 acres, 0 roods, 25 perches

3.7. Plot 548:

Owner: John and Thomas Tomlinson

Occupier: Samuel Buckley

Description: Part of Garden

Extent: 0 acres, 0 roods, 8 perches

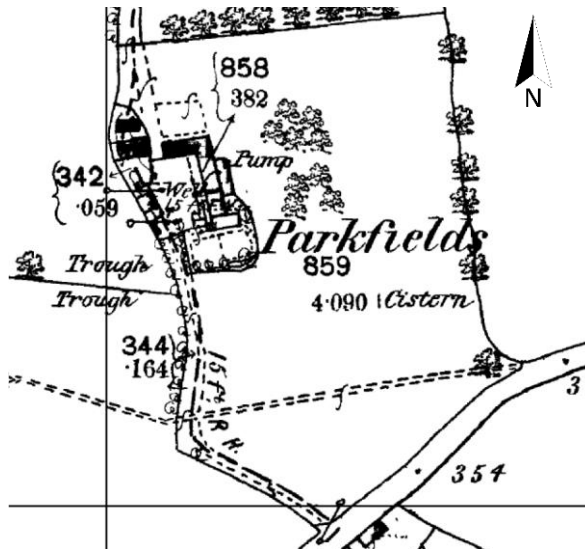
Figure 2: Uttoxeter Tithe Map, 1843



Source: Stafford Record Office, ref D3891/1/167

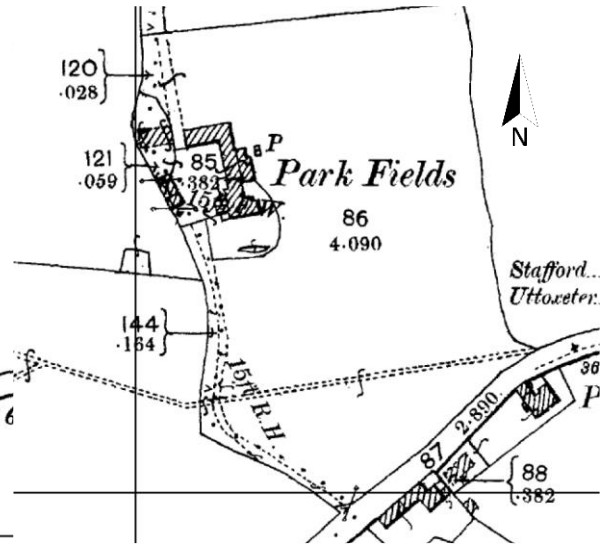
- 3.8. The 1882 Ordnance Survey (OS) (Figure 3) depicts significant expansion at the Site, which by this time was called Parkfields. The main house appears to have been extended with the construction of a formal, south facing frontage. The rear of the property, containing the agricultural outbuildings, had been extended to create a yard enclosed on the north and east side, forming an 'L-Plan'. A building had been added, at a right angle, to the northern extent of the rear range shown on the 1843 map. Additional outbuildings are also shown at the north-west corner of the Site. The OS notes that a well and a pump was also located here. The front of the property had also been formalised with a tree-lined road leading to principal dwelling and a tree-lined boundary to the formal garden, at the south of the house.
- 3.9. By 1901 (Figure 4) the yard had become enclosed on the west side with an additional structure, although this may have been constructed by 1882 and not visible on the map.

Figure 3: Ordnance Survey, 1882



Source: Landmark Surveys 2014

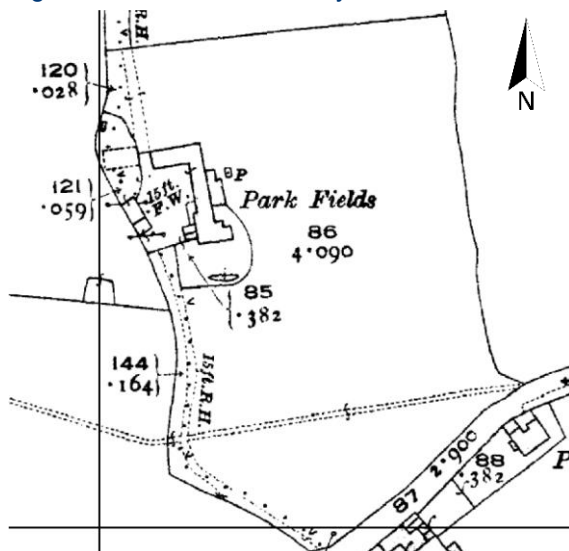
Figure 4: Ordnance Survey, 1901



Source: Landmark Surveys 2014

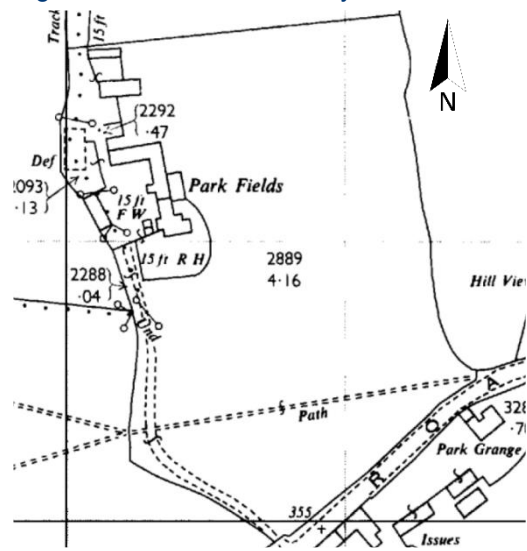
- 3.10. The 1923-24 Ordnance Survey depicts little had changed at the Site, although the building footprints are more discernible. Changes depicted on the 1964-65 Ordnance Survey include the demolition and construction of the building at the north west corner of the Site and the construction of additional outbuildings to north, outside of the original farmyard curtilage.

Figure 5: Ordnance Survey, 1923-24



Source: Landmark Surveys 2014

Figure 6: Ordnance Survey, 1964-65



Source: Landmark Surveys 2014



Figure 8: First Floor Area Plan



Figure 9: Second Floor Area Plan



### The Site

- 3.12. Park Fields is accessed, from the south, by a lane leading from Bramshall Road. The lane leads through the farmyard, terminating at Moss Beds Farm, located to the north. The alignment of the lane has changed very little since the nineteenth century. The immediate curtilage of the Site is bounded on all sides by open fields.
- 3.13. The farmyard is enclosed by the principal dwelling, rear range and cowsheds. This forms a common 'L-Plan'. A detached stable also encloses the yard on the west side. The structures and features which make up the farm complex, and described below, are noted on the plans above (Figures 7-9).

### The Principal Dwelling

- 3.14. The principal dwelling is a two-storey, three-bay, brick structure which was constructed as a formal extension to the original farm between 1843 -1882. This date is suggested by evidence on the tithe map and first edition Ordnance Survey.



Figure 10: View of front (south) elevation



- 3.15. The front (south elevation) was likely constructed to formalise the entrance to the farm, this would have been higher in architectural standing and more 'polite' than the pre-existing (west facing) frontage. The front elevation is constructed of red brick laid in Flemish Bond. The masonry junction of the front elevations with the flanking gables, which is not tied-in nor flush, suggests that the front façade was either significantly altered or rebuilt. This may account for the inconsistencies in the masonry around the fenestration. Queen closer bricks would typically flank all the fenestration on both sides. The use of the smaller bricks here tends to be more *ad hoc* and does not adhere to any consistent pattern. This could either be a result of separate construction phases or the bricklayer adopting his own style at time of construction. The arrangement of the fenestration is likely original, although all window fittings have been replaced in recent years. Window heads are rendered to give the impression of stone in the likely absence of brick *voussoirs* behind. The central door with overlight, surround and porch supported by brackets, is believed to be original or early to this phase of the building. The elevation terminates at a painted eaves course, which supports cast iron rainwater goods. There is no parapet.
- 3.16. The gables are constructed of brick laid in an inconsistent form of English Garden Wall Bond; with infrequent number of stretcher courses between the header courses. Both gables have chimneys located in the centre, the upper portion of the west chimney has been repaired. A single bay lean-to shed, possibly a former W.C., constructed of red brick laid in Stretcher Bond is located on the west gable. A modern boot room extension also abuts the west gable but does not truncate the original brick fabric.



- 3.17. The rear range abuts the north elevation of the principal pile. The north elevation of the pile holds no features, with exception of a stair light which contains the earliest glazing noted in the property.

Figure 11: View of east gable



Figure 12: View of west gable



- 3.18. The ground floor of the dwelling contains two principal rooms, accessed via a central hall. The hall retains an original under stair cupboard and a stair which is of likely nineteenth century derivation and possibly original. The ground floor rooms, with high ceilings, would have been the formal spaces in the farmhouse and used for entertaining guests. Almost all early original fixtures, including fireplaces, have been removed with the exception of skirting, cornices and a door surround.
- 3.19. The first floor of the building retains its original plan in the form of two large rooms with a closet addition to the east room. The ceiling heights are unusually high, almost three metres, the reason for this is unknown but may have been that an increased height of the building was required to conceal the buildings behind so that a polite frontage was achieved for public views from the Bramshall Road at the south. The first floor would have held the principal bedrooms of the residence. With exception of doors, skirting, stair and cornices, all original or early features have been removed. The fireplaces have also been blocked and removed.
- 3.20. The roof space was accessed from the east bedroom. Very limited views revealed that the roof had recently been upgraded and insulated. No historic roof structure was identified.

Figure 13: Detail of newel post



Figure 14: View of ground floor room, east side



Figure 15: View of first floor room, west side



Figure 16: Detail of stair window glazing



## The Rear Range

- 3.21. The three-storey, three-bay rear range is attached to the north side of the principal dwelling. Although this now forms a return, and service area to the main house, cartographic evidence and the built fabric suggest this is the earliest building on the Site.
- 3.22. It is likely that this formed the main dwelling prior to the construction of the formal pile to the south in the nineteenth century. The plan form suggests this was a 'lobby entrance plan' type structure accessed via the west side. Alteration and later uses of the spaces have left only fragments of evidence to support this interpretation.
- 3.23. The west elevation was likely the original front of the property. This is constructed of a different red brick to the principal dwelling although it is laid in the same inconsistent variant of English Garden Wall Bond. Views of the masonry suggest there has been a significant amount of repair and alteration. Two segmental arch windows, one partially blocked at ground floor, are the only known early or original windows in this elevation. A late twentieth century porch and boot room has been added to the property in recent years, concealing much of the brick masonry. The junction of the return at the north west corner, with the principal pile, is not flush or 'clean' reinforcing the suggestion that they are not contemporaneous.
- 3.24. The east elevation of the return has been subject to extensive alteration. Many of the windows in this elevation appear to be later insertions with the exception of two segmental arch windows. The brick masonry, which largely matches the east elevation, has also been subject to extensive alteration and repair. A larder was added to the property, likely post 1870, which is suggested by the use of Stretcher Bond. The internal entrance to the larder was likely the location of a former external door entrance.
- 3.25. The rear range is internally connected to the main pile at ground and first floor; a change in levels between the two buildings supports the suggestion that they are different phases of construction and that the original dwelling was adapted to be the service return of a later formal pile.

Figure 17: View of east elevation



Figure 18: View of west elevation





- 3.26. The ground floor of the rear range has been subject to extensive alteration. This would have likely happened in the nineteenth century when the dwelling was extended on the south side. The kitchen is located in the south bay. Few original or early fixtures and fittings survive in this location with the exception of a nineteenth century cupboard. An early beam with a chamfered end, possibly reused, is located in the centre of the room aligned north-south. The north wall of the existing kitchen, where an Aga is currently located, may have been the former location of an inglenook type fireplace suggesting this space was the kitchen in the early dwelling. The north bay of the ground floor was likely originally one open room which has subsequently been sub-divided; this space today exists as a modern toilet, utility room and a walk-in fridge which was likely installed in the last c.100 years.
- 3.27. A late twentieth century, two room, ground floor extension is located on the west side of the range. This extension encloses the original front door (in the west elevation). The modern extension, which is of no heritage merit, contains a lobby and boot room.

Figure 19: View of kitchen



Figure 20: View of fridge



- 3.28. The first floor of the rear range is accessed via a narrow winding stair in the south west corner of the building; this is likely of at least late nineteenth century derivation. No features of heritage merit were noted on this floor which comprises two empty rooms and a bathroom. Evidence in the loft of the cowshed suggests that the first floor was connected to the cowshed (to the north) at first floor level via a door, now blocked, in the north wall.
- 3.29. The second floor contains three attic rooms which are plain and understated in form. With the exception of doors, no early or original features were noted in this location. The chimney flue is visible in the most northern room which likely had a fireplace, now blocked.

Figure 21: View of first floor room



Figure 22: View of attic floor



### Cowsheds: East Side of Yard

- 3.30. Within the Site there are at least two phases of construction to the cowsheds which form the L-shape farm yard plan. For ease of description these have been described by individual phases.
- 3.31. The cowshed on the east side of the farmyard, attached to the north side of the rear range, is believed to be the earliest outbuilding within the Site.
- 3.32. This cowshed is formed of two buildings. The south building is larger with an additional bay on the east side. The gable of the south building is partially exposed as the ridge height steps down to the smaller structure on the north side which is only one bay wide.
- 3.33. The buildings are constructed of red brick, mostly laid in Stretcher Bond with Staffordshire Black tiled roofs. All windows have been replaced in the buildings, as have many of the doors in the segmental arch openings. Slit ventilators are located in the east elevation of the north structure. The east bay of the south structure contains stable doors, this bay may have been an addition to an original single bay building.

Figure 23: West elevation



Figure 24: East Elevation



- 3.34. The interior, in the east side of the north structure, contains a corridor and two rooms; this was formally one room, now divided by a modern concrete block partition.
- 3.35. The interior of the main cowshed comprises a single longitudinal feeding passage. Double stalls are aligned through the centre of the space; these vary in date with the southern stalls constructed of brick and the northern stalls of concrete. Within each stall is a partitioned manger and water feeder, connected to pipework. Features of note in this space include two sliding windows and a sliding timber door providing connection to the interior of the east bays of the south portion of the cowshed. The date of this fenestration is unknown but is likely nineteenth century.
- 3.36. The most northern bay of the cowshed (at the corner of the L-Plan) is likely a later addition or contemporary with the later east-west aligned cowshed. The former external north gable of the earlier cowshed is visible in this bay. A brick floor is also noted in this bay which may have formed an external sturdy surface for carts as goods were transported to the loft above.

Figure 25: View of feeding passage



Figure 26: View of sliding windows and doors in east wall





Figure 27: View of feeding passage



Figure 28: View of room in east bay



- 3.37. The first floor loft expands across the cowshed on the east side of the yard, with the exception of the north bay, as discussed above. The loft was likely used as a dry store for goods, such as animal feed or grain. The roof space was in poor state of repair with limited access. The space is divided by brick partitions in locations where the roof structure changes between buildings (the north and south portion of the cowshed). A blocked door in the south wall of the loft shows the former location of a connection to the first floor of the rear range.
- 3.38. Modern additions to the cowshed include a lean-to structure on the west side. Constructed of brick, laid in stretcher bond, this was likely built in the second half of the twentieth century.

Figure 29: View of interior of loft at south end, blocked door to the rear range



Figure 30: View of south bay of cowshed with former loft access





### Cowsheds: North Side of Yard

- 3.39. The cowshed on the north side of the yard is very similar in form to the earlier adjacent shed, although historic mapping suggests this is later in construction and has no loft floor.
- 3.40. The building is constructed of red brick, laid in Stretcher Bond (a different masonry bond to the earlier cowshed). The structure is attached to the earlier cowshed at the east extent and has a gable-end to the west. All windows and doors have been replaced in recent years, stone quoins note the location of original hinges and door furniture to the entrances.
- 3.41. Internally the building contains a single longitudinal feeding passage with concrete stall partitions and mangers.

Figure 31: View of south elevation



Figure 32: View of interior



### The Stables

- 3.42. The stables are located on the west side of the yard. The four-bay, gable-ended structure, is aligned north-south. The building has been subject to extensive repair and alteration resulting in inconsistencies in the brick masonry which provide evidence of the phases. The building is roofed with Staffordshire Black tiles.
- 3.43. The front (east) elevation has been repaired and altered during the twentieth century. The only surviving original bay is located at the building's north extent where a segmental arch opening with decorative quoin stone hinges are noted. All other openings are crude in form and likely undertaken in recent years. The south bay of the building contains a larger, modern opening; this bay may have always had a larger opening for use as a cart store.
- 3.44. The north gable of the building once held an external stair which had been removed by the time of inspection. This stair would have once provided access to a dry store loft, the door of which, now removed, was located in the rebuilt upper portion of the north gable. No features were noted in the south gable. The west elevation has been altered which is evident by the contrast in brick masonry; two blind openings are located at the south end of the elevation.

3.45. The internal bays are separated by partitions which are of brick or modern concrete block. The now blocked attic entrances are evident in the fabric of the partitions. The north bay is the only area of the stables to retain its original brick floor surface.

Figure 33: View of east elevation



Figure 34: Detail of door hinges and stone quoins



Figure 35: View from north showing external stair Figure 36: View of interior of north bay prior to its removal (picture c.2012)



## Features

- 3.46. The features listed below have been noted around the Site. These are located on the archived Site plan.
- 3.47. A pump is located to the east of the Site, this is noted on the first edition Ordnance Survey. No original pump fixings were noted due to its poor condition. The well noted on the Ordnance Survey is also still in place, although covered over, on the west side of the rear range.
- 3.48. The remains of a cheese press were located on the west side of the house, not in-situ, suggesting there was once dairy facilities here.
- 3.49. A brick and concrete ramp, probably used for loading, is located to the north of the yard. The date of the feature is unknown, but is of likely twentieth century date.
- 3.50. The latest structure in the farm yard complex is a steel shed, on concrete footings, at the north-west corner of the Site. This building is not considered to be of heritage merit.
- 3.51. A dilapidated stables is located to the north of the Site adjacent to a field boundary. This is believed to be of relatively recent derivation.
- 3.52. The domestic curtilage of the farmhouse is formed by a wooden fence on the south side and brick wall on the east side. The garden has a small water feature, which was possibly constructed as a type of haha to stop livestock entering the domestic gardens.

Figure 37: View of remains of pump



Figure 38: View of remains of cheese press





Figure 39: View of ramp to the north of the yard



Figure 40: View of modern barn at north west corner of yard



Figure 41: View of stables to the north of the Site



Figure 42: Haha inside south boundary of garden



## 4. Analysis and Interpretation

- 4.1. The interpretations below are based on information gained from historical research and the on-Site analysis of the buildings. The outline phases have been noted on the plans below.

Figure 43: Ground Floor Phase Plan

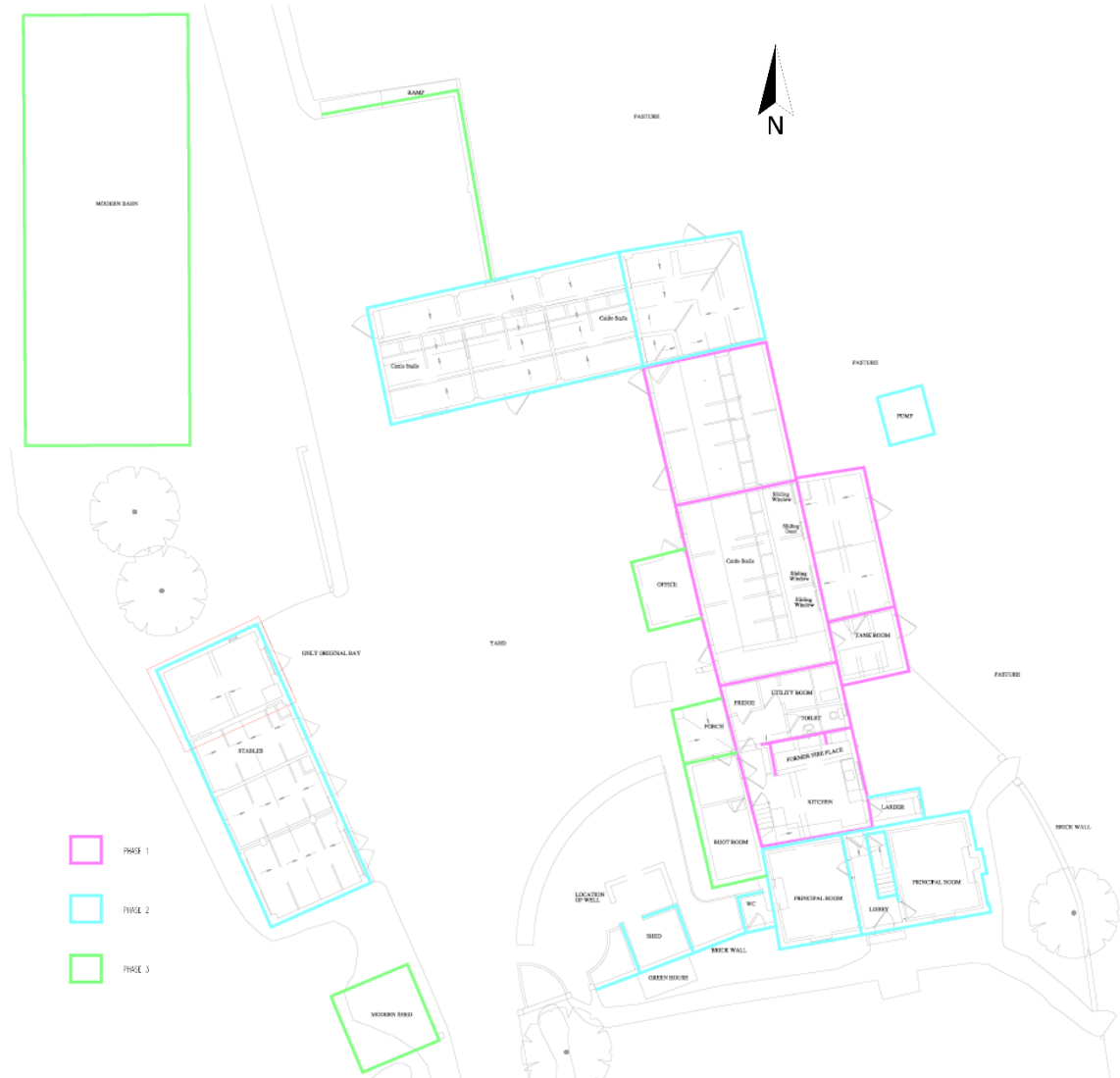


Figure 44: First Floor Phase Plan



### Phase 1: Late Eighteenth/Early Nineteenth Century

- 4.2. Yate's map suggests that Park Fields was not constructed in 1775. The earliest source to note the farm, then named 'Kiddlestick', is the 1843 Tithe Map. Map evidence, supported by the built fabric, suggests an initial construction date of the late eighteenth to early nineteenth century.
- 4.3. The original dwelling is believed to have comprised the structure which now forms the rear range of the principal house. This would have likely been a three-bay structure of two or three stories. The ground floor plan suggests this was possibly a lobby entrance type plan with a kitchen on the south side. There would have been a central chimney and possibly an inglenook type fireplace in the location of the existing Aga. The ground floor, south bay, was likely open plan and has since been internally partitioned. The original plan of the upper floors is unknown but the upper floor layout is not considered to have changed to any great extent.
- 4.4. The original cowshed is identified as the section located on the east side of the farmyard, aligned north-south, and attached to the rear return. The ground floor contains stalls with a dry store loft above. The loft floor was attached to the dwelling at first floor level.
- 4.5. An additional bay is located on the east side of the northern section of the original cowshed. This may not have been part of the original build but the Tithe Map suggests this was constructed by 1843.

### Phase 2: 1843-1882

- 4.6. The farm was extensively formalised and expanded during the mid-nineteenth century. The main change to the dwelling appears to have been the addition of the south facing formal pile. The three-bay, two-storey, building provided a formal south facing façade to the Site. This included the incorporation of large ground floor rooms and two principal bedrooms at first floor. This construction changed the character and status of the dwelling. The original structure became a service range.
- 4.7. The evidence for the later construction of the south pile is based on differences in plan between the 1843 tithe and 1882 Ordnance Survey, the 'awkward' junction in the brick masonry between the two buildings in the west elevation and the internal junction between the structures which has a significant change in floor level. In addition, the first floor lobby in the principal dwelling appears to have been installed in an *ad hoc* manner to incorporate the pre-existing building. There is also a contrast in the quality and type of brick used in the two phases of construction.
- 4.8. Two additional outbuildings were added in this period which formalised and enclosed the yard. The cowsheds were extended to form an L-plan with the addition of the attached east-west aligned cowshed. This was similar in form to the earlier cowshed, although it never contained a loft floor.
- 4.9. The detached stables on the west side of the Site were also added in this phase. This structure has been subject to extensive alteration and its original form is unknown but likely comprised four bays with an externally entered loft in the roof space.
- 4.10. Additional outbuildings, type and form unknown, were also constructed in this period as indicated on historic Ordnance Survey. These buildings were demolished in the twentieth century.

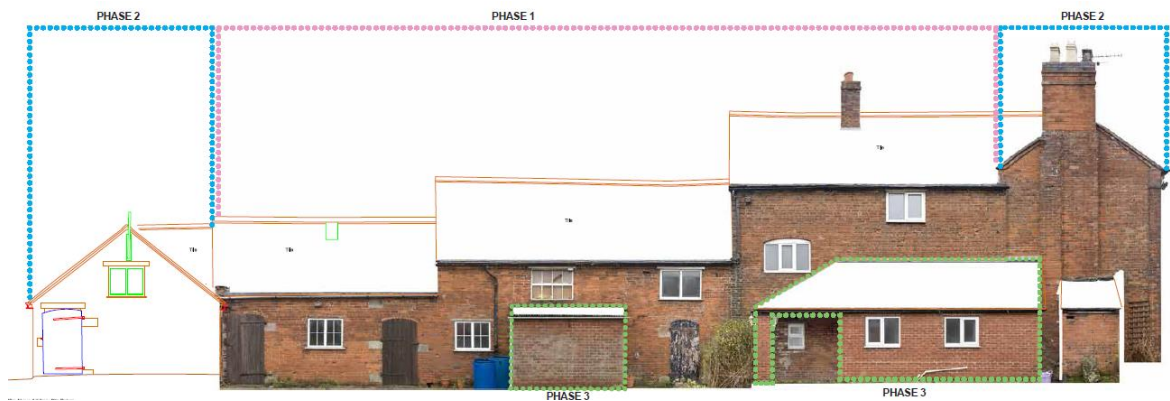


### Phase 3: Twentieth Century alterations and development

- 4.11. Little major building work took place at the Site during the twentieth century, with the exception of the construction of a large barn at the north-west corner. Much of the work in this period included alterations to the interior of the structures to facilitate ongoing operational requirements. Many of the alterations to the outbuildings were *ad hoc* and piecemeal. The interior of the farmhouse has been stripped of almost all original or early fixtures and fittings and subject to modernisation and refurbishment. The masonry in the front (south elevation) of the dwelling suggests that the façade may have been rebuilt in the twentieth century, although this may also be a result of the crude (not likely formally designed by an architect) nature that this building was constructed.

The image below shows a rectified photograph of the west elevation taken from the yard. Outline phases, as described above, are annotated.

Figure 45: Rectified photograph of west elevation showing outline phases



## 5. Overview

- 5.1. This scheme of archaeological building recording has been undertaken to comply with a planning condition which required a 'Level 2' building record of a farm complex called Park Fields, located to the west of the town of Uttoxeter, Staffordshire, among other archaeological investigations. This was completed prior to the demolition of Park Fields.
- 5.2. This report provides an overview history, description and interpretation of the Site. The archive contains measured floor plans and a photographic record.
- 5.3. The scheme of building recording has revealed a multi-phased farm complex. Cartographic evidence suggests that the earliest building on the Site was a three-bay dwelling. This was likely a two storey 'lobby-entrance plan' structure. Based on the plan form, this building could have been constructed earlier in the eighteenth century. However the original building, which now forms a service range, has been extensively altered to an extent that the original form is almost indiscernible.
- 5.4. The original farm included a cowshed, this was attached to the north side of the dwelling. The remains of a cheese press on the Site suggests there may have once been a dairy located here, although no further fixtures and fittings were found to support this.
- 5.5. During around the mid-nineteenth century the three-bay dwelling was extended and formalised. This included the construction of a large pile on the south side. The front façade, the fenestration of which was influenced by classical proportions, created a higher status and more 'polite' view from Bramshall Road at the south. This may have happened during the period of occupation by Samuel Buckley, who is mentioned on the 1843 tithe.
- 5.6. The expansion of the outbuildings also likely happened concurrent with the extension of the dwelling. This included the extension of the cowsheds, forming an L-Plan in the farmyard, and the addition of a detached stable on the west side of the yard.
- 5.7. Very little appears to have happened at the Site, in terms of building construction, during the twentieth century. The main addition was a barn at the north-west corner, this was constructed in recent years. During the past 100 years the buildings within the Site have been altered, repair and refurbished; much of this was done in a crude, *ad hoc* and piecemeal manner. Few original features survive within the Site with the exception of some nineteenth century fixtures and fittings. The main significance, and evidential value of the Site, is found in its plan form.
- 5.8. Park Fields is of local significance. Internally the building has lost most of its early or original fixtures or fittings. However, analysis of the external fabric and plan form tells the story of a small late eighteenth/early nineteenth century farm which was enlarged and formalised in the mid nineteenth century. The later use of the building has detracted from this significance as features have been lost, making it more difficult to understand and appreciate the Site's phasing and heritage value.

## 6. References and Sources

### Bibliography

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Waterman (2014) *Land West of Uttoxeter, P/2013/00882, P/2014/00677, and P/2014/00883, Written Scheme of Investigation*



## **APPENDICES**

### **Appendices**

Park Fields Farm

Project Number: EED13542

Document Reference: EED13542-102\_R\_1\_1\_2\_TM

## A. Glossary (National Planning Policy Framework)<sup>5</sup>

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<b>Archaeological interest</b>	There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.
<b>Conservation (for heritage policy)</b>	The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.
<b>Designated heritage asset</b>	A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.
<b>Heritage asset</b>	A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).
<b>Historic environment</b>	All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.
<b>Historic environment record</b>	Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.
<b>Setting of a heritage asset</b>	The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
<b>Significance (for heritage policy)</b>	The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

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<sup>5</sup> Department for Communities and Local Government, March 2012. *National Planning Policy Framework*





## **B. Photograph Register**

Photographic Register										
Project number (Oasis Ref)	Photo number	Building	Floor/ Elevation	Area/Room	Description	Direction from	Portrait (P)/ Landscape (L)	Scale	Taken by	Date
waterman2-196028	105-001	Stables	East Elevation		View of east elevation `	East	Landscape	1m	Tim Murphy	27/11/2014
waterman2-196028	105-002	Stables	East Elevation		View of east elevation `	East	Landscape	1m	Tim Murphy	27/11/2014
waterman2-196028	105-003	Stables	East Elevation		View of north bay in east elevation	East	Landscape	1m	Tim Murphy	27/11/2014
waterman2-196028	105-004	Stables	East Elevation		View of south bay in east elevation	East	Landscape	1m	Tim Murphy	27/11/2014
waterman2-196028	105-005	Stables	East/South Elevation		View of south east corner	South	Landscape	1m	Tim Murphy	27/11/2014
waterman2-196028	105-006	Stables	East Elevation		View of north bay in east elevation	West	Portrait	1m	Tim Murphy	27/11/2014
waterman2-196028	105-007	Stables	East Elevation		Detail of stone hinge at entrance to north bay	West	Portrait	N/A	Tim Murphy	27/11/2014
waterman2-196028	105-008	Stables	North Elevation		View of north and east elevation	North	Landscape	1m	Tim Murphy	27/11/2014
waterman2-196028	105-009	Stables	North Elevation		View of north elevation	North east	Portrait	1m	Tim Murphy	27/11/2014
waterman2-196028	105-010	Stables	West Elevation		View of west elevation	North west	Landscape	1m	Tim Murphy	27/11/2014
waterman2-196028	105-011	Stables	West Elevation		View of west elevation	West	Landscape	1m	Tim Murphy	27/11/2014
waterman2-196028	105-012	Stables	West Elevation		Detail of blind entrances in west elevation	West	Landscape	1m	Tim Murphy	27/11/2014
waterman2-196028	105-013	Stables	West Elevation		View of west elevation	South west	Landscape	1m	Tim Murphy	27/11/2014
waterman2-196028	105-014	Stables	East Elevation		View of entrance to southern bay	East	Landscape	1m	Tim Murphy	27/11/2014
waterman2-196028	105-015	Stables	Ground Floor	Southern bay	View of interior of southern bay	East	Landscape	1m	Tim Murphy	27/11/2014
waterman2-196028	105-016	Stables	Ground Floor	Southern bay	View of interior of southern bay	West	Landscape	1m	Tim Murphy	27/11/2014
waterman2-196028	105-017	Stables	Ground Floor	Southern bay	View of interior of southern bay	East	Portrait	1m	Tim Murphy	27/11/2014
waterman2-196028	105-018	Stables	Ground Floor	Southern bay	View of interior of southern bay	East	Portrait	1m	Tim Murphy	27/11/2014
waterman2-196028	105-019	Stables	East Elevation	Southern bay	View of entrance to central (southern)bay	East	Portrait	1m	Tim Murphy	27/11/2014
waterman2-196028	105-020	Stables	Ground Floor	Southern bay	View of interior of central (southern) bay	East	Landscape	1m	Tim Murphy	27/11/2014
waterman2-196028	105-021	Stables	Ground Floor	Southern bay	View of interior of central (southern) bay	East	Portrait	1m	Tim Murphy	27/11/2014
waterman2-196028	105-022	Stables	Ground Floor	Southern bay	View of interior of central (southern) bay	East	Portrait	1m	Tim Murphy	27/11/2014
waterman2-196028	105-023	Stables	Ground Floor	Southern bay	View of interior of central (southern) bay	West	Portrait	1m	Tim Murphy	27/11/2014
waterman2-196028	105-024	Stables	Ground Floor	Southern bay	Detail of roof in central (southern) bay	West	Landscape	N/A	Tim Murphy	27/11/2014
waterman2-196028	105-025	Stables	Ground Floor	Northern bay	View of interior of central (northern) bay	East	Portrait	1m	Tim Murphy	27/11/2014
waterman2-196028	105-026	Stables	Ground Floor	Northern bay	View of interior of central (northern) bay	East	Portrait	1m	Tim Murphy	27/11/2014
waterman2-196028	105-027	Stables	Ground Floor	Northern bay	View of interior of central (northern) bay	East	Portrait	1m	Tim Murphy	27/11/2014
waterman2-196028	105-028	Stables	Ground Floor	Northern bay	View of interior of central (northern) bay	West	Portrait	1m	Tim Murphy	27/11/2014
waterman2-196028	105-029	Stables	East Elevation	Southern bay	View of entrance to southern bay	East	Portrait	1m	Tim Murphy	27/11/2014
waterman2-196028	105-030	Stables	Ground Floor	Southern bay	View of interior of southern bay	East	Landscape	1m	Tim Murphy	27/11/2014
waterman2-196028	105-031	Stables	Ground Floor	Southern bay	View of interior of southern bay	East	Portrait	1m	Tim Murphy	27/11/2014
waterman2-196028	105-032	Stables	Ground Floor	Southern bay	View of interior of southern bay	East	Portrait	1m	Tim Murphy	27/11/2014
waterman2-196028	105-033	Stables	Ground Floor	Southern bay	View of interior of southern bay	West	Portrait	1m	Tim Murphy	27/11/2014
waterman2-196028	105-034	Stables	Ground Floor		Detail of original floor	West	Landscape	N/A	Tim Murphy	27/11/2014
waterman2-196028	105-035	Stables	Ground Floor		Detail of original floor	East	Landscape	N/A	Tim Murphy	27/11/2014
waterman2-196028	105-036	Stables	Ground Floor		Detail of central beam	East			Tim Murphy	27/11/2014
waterman2-196028	105-037	Stables			View of brick wall to north of stables	North	Landscape	1m	Tim Murphy	27/11/2014
waterman2-196028	105-038	Shed			View of shed at south of stables	North east	Landscape	1m	Tim Murphy	27/11/2014
waterman2-196028	105-039	Modern Barn			View of modern barn at north of stables	North	Landscape	1m	Tim Murphy	27/11/2014
waterman2-196028	105-040	Modern Barn			View of modern barn at north of stables	West	Landscape	1m	Tim Murphy	27/11/2014
waterman2-196028	105-041	Modern Barn	Ground Floor		View of interior of modern barn	North	Landscape	1m	Tim Murphy	27/11/2014
waterman2-196028	105-042	Modern Barn	Ground Floor		View of interior of modern barn	South	Landscape	1m	Tim Murphy	27/11/2014
waterman2-196028	105-043	Derelict stables	South Elevation		View of derelict stables at north of site	South	Landscape	1m	Tim Murphy	27/11/2014
waterman2-196028	105-044	Derelict stables	West Elevation		View of derelict stables at north of site	East	Landscape	1m	Tim Murphy	27/11/2014
waterman2-196028	105-045	Derelict stables	Ground Floor		View of interior of derelict stables	West	Landscape	N/A	Tim Murphy	27/11/2014
waterman2-196028	105-046	Cowsheds	West Elevation		View of west elevation	West	Landscape	1m	Tim Murphy	27/11/2014
waterman2-196028	105-047	Cowsheds	North Elevation		View of north elevation, west extent	North	Landscape	1m	Tim Murphy	27/11/2014
waterman2-196028	105-048	Cowsheds	North Elevation		View of north elevation	North west	Landscape	1m	Tim Murphy	27/11/2014

waterman2-196028	105-049	Cowsheds	North Elevation		View of north elevation	North	Landscape	1m	Tim Murphy	27/11/2014
waterman2-196028	105-050	Cowsheds	North Elevation		View of north elevation	North	Landscape	1m	Tim Murphy	27/11/2014
waterman2-196028	105-051	Cowsheds	North Elevation		View of north elevation, east extent	North	Landscape	1m	Tim Murphy	27/11/2014
waterman2-196028	105-052	Cowsheds	North/East Elevation		View of north east corner of cowsheds	North east	Landscape	1m	Tim Murphy	27/11/2014
waterman2-196028	105-053	Cowsheds	East Elevation		View of east elevation, north extent	East	Landscape	1m	Tim Murphy	27/11/2014
waterman2-196028	105-054	Cowsheds	East Elevation		View of east elevation, north extent	East	Landscape	1m	Tim Murphy	27/11/2014
waterman2-196028	105-055	Cowsheds	East Elevation	Lean-to structure	View of east elevation, south extent	East	Landscape	1m	Tim Murphy	27/11/2014
waterman2-196028	105-056	Cowsheds	East Elevation		View of east elevation	South east	Landscape	1m	Tim Murphy	27/11/2014
waterman2-196028	105-057	Cowsheds	East Elevation	Lean-to structure	Detail of door in east elevation of cowsheds	East	Portrait	1m	Tim Murphy	27/11/2014
waterman2-196028	105-058	Dwelling	East Elevation	Rear Range	View of east elevation of rear range	East	Landscape	1m	Tim Murphy	27/11/2014
waterman2-196028	105-059	Dwelling	East Elevation	Rear Range	View of east elevation of rear range	East	Portrait	1m	Tim Murphy	27/11/2014
waterman2-196028	105-060	Dwelling	East Elevation	Rear Range	View of junction of rear range with principal structure	North east	Portrait	1m	Tim Murphy	27/11/2014
waterman2-196028	105-061	Dwelling	North Elevation		View of north elevation, east extent	North	Portrait	1m	Tim Murphy	27/11/2014
waterman2-196028	105-062	Dwelling	East Elevation		View of east gable of principal structure	East	Portrait	1m	Tim Murphy	27/11/2014
waterman2-196028	105-063	Dwelling	East Elevation		View of east elevation of dwelling	East	Landscape	1m	Tim Murphy	27/11/2014
waterman2-196028	105-064	Dwelling	South Elevation		View of south elevation	South	Landscape	1m	Tim Murphy	27/11/2014
waterman2-196028	105-065	Dwelling	South Elevation		View of south elevation	South	Landscape	1m	Tim Murphy	27/11/2014
waterman2-196028	105-066	Dwelling	South Elevation		View of south elevation	South	Landscape	1m	Tim Murphy	27/11/2014
waterman2-196028	105-067	Dwelling	South Elevation		View of front door	South	Portrait	N/A	Tim Murphy	27/11/2014
waterman2-196028	105-068	Dwelling	South Elevation		View of front door	South	Portrait	N/A	Tim Murphy	27/11/2014
waterman2-196028	105-069	Dwelling	South Elevation		Detail of front door brackey	South	Portrait	N/A	Tim Murphy	27/11/2014
waterman2-196028	105-070	Dwelling	South Elevation		Detail of window in front elevation	South	Portrait	N/A	Tim Murphy	27/11/2014
waterman2-196028	105-071	Dwelling	South Elevation		Detail of rainwater goods in front elevation	South	Landscape	N/A	Tim Murphy	27/11/2014
waterman2-196028	105-072	Dwelling	South Elevation		View of front elevation	South east	Portrait	N/A	Tim Murphy	27/11/2014
waterman2-196028	105-073	Misc		Garden Wall	View of garden wall at west of main house	South east	Landscape	1m	Tim Murphy	27/11/2014
waterman2-196028	105-074	Misc		Garden Wall	View of garden wall at west of main house	South west	Landscape	1m	Tim Murphy	27/11/2014
waterman2-196028	105-075	Dwelling	South Elevation		View of south west corner of house	South west	Portrait	N/A	Tim Murphy	27/11/2014
waterman2-196028	105-076	Dwelling	South Elevation		View of south west corner of house	South west	Portrait	N/A	Tim Murphy	27/11/2014
waterman2-196028	105-077	Misc		Garden Wall	View of garden wall and lean-to outbuilding at west of main	North	Landscape	1m	Tim Murphy	27/11/2014
waterman2-196028	105-078	Misc		Cheese Press	Remains of cheese press at south of yard	N/A	Portrait	1m	Tim Murphy	27/11/2014
waterman2-196028	105-079	Outbuilding		Lean-to outbuilding	Lean-to structure on north side of garden wall	North	Portrait	1m	Tim Murphy	27/11/2014
waterman2-196028	105-080	Misc		Garden Wall	View of north side of garden wall at west of house	North	Landscape	1m	Tim Murphy	27/11/2014
waterman2-196028	105-081	Misc		Horse mounting stand	View of horse mounting stand on north side of yard	South	Landscape	1m	Tim Murphy	27/11/2014
waterman2-196028	105-082	Misc		Post	View of dressed stone boundary marker/post	N/A	Landscape	1m	Tim Murphy	27/11/2014
waterman2-196028	105-083	Misc		Setting	View looking north from exterior of farmyard	South	Landscape	N/A	Tim Murphy	27/11/2014
waterman2-196028	105-084	Misc		Setting	View looking north east from exterior of farmyard	South west	Landscape	N/A	Tim Murphy	27/11/2014
waterman2-196028	105-085	Misc		Pump	Remains of former pump on east side of site	North	Landscape	1m	Tim Murphy	27/11/2014
waterman2-196028	105-086	Misc		Boundary Wall	View of Gate and boundary wall on east side of house	East	Landscape	1m	Tim Murphy	27/11/2014
waterman2-196028	105-087	Misc		Boundary Wall	View of Gate and boundary wall on east side of house	East	Landscape	1m	Tim Murphy	27/11/2014
waterman2-196028	105-088	Misc		Setting	View of site from Bramshall road	South	Landscape	N/A	Tim Murphy	27/11/2014
waterman2-196028	105-089	Misc		Setting	View of site from Bramshall road	South	Landscape	N/A	Tim Murphy	27/11/2014
waterman2-196028	105-090	Misc		Setting	View of site from south east	South east	Landscape	N/A	Tim Murphy	27/11/2014
waterman2-196028	105-091	Misc		Setting	View of site from south east	South east	Landscape	N/A	Tim Murphy	27/11/2014
waterman2-196028	105-092	Dwelling/Cowshed	East Elevation		View of east elevation of dwelling and cowsheds	East	Landscape	N/A	Tim Murphy	27/11/2014
waterman2-196028	105-093	Dwelling/Cowshed	East Elevation		View of east elevation of dwelling and cowsheds	East	Landscape	N/A	Tim Murphy	27/11/2014
waterman2-196028	105-094	Dwelling/Cowshed	East Elevation		View of east elevation of dwelling and cowsheds	North east	Landscape	N/A	Tim Murphy	27/11/2014
waterman2-196028	105-095	Dwelling/Cowshed	East Elevation		View of east elevation of dwelling and cowsheds	North east	Landscape	N/A	Tim Murphy	27/11/2014
waterman2-196028	105-096	Dwelling/Cowshed	East Elevation		View of east elevation of dwelling and cowsheds	North	Landscape	N/A	Tim Murphy	27/11/2014
waterman2-196028	105-097	Dwelling/Cowshed	North Elevation		View of dwelling an cowsheds from north	North	Landscape	N/A	Tim Murphy	27/11/2014
waterman2-196028	105-098	Cowsheds	North Elevation		View of cowsheds from north	North	Landscape	N/A	Tim Murphy	27/11/2014
waterman2-196028	105-099	Misc		Setting	View of site from through laneway	North	Landscape	N/A	Tim Murphy	27/11/2014
waterman2-196028	105-100	Misc		Garden	View of Garden	West	Landscape	N/A	Tim Murphy	27/11/2014

waterman2-196028	105-101	Misc		Garden	View of Garden	South west	Landscape	N/A	Tim Murphy	27/11/2014
waterman2-196028	105-102	Misc		Garden	View of Garden	North east	Landscape	N/A	Tim Murphy	27/11/2014
waterman2-196028	105-103	Misc		Garden	View of Garden	North	Landscape	N/A	Tim Murphy	27/11/2014
waterman2-196028	105-104	Misc		Setting	View south from front garden	North	Landscape	N/A	Tim Murphy	27/11/2014
waterman2-196028	105-105	Misc		Garden	Detail of water feature at south of garden	North west	Landscape	N/A	Tim Murphy	27/11/2014
waterman2-196028	105-106	Misc		Garden	View of garden	South	Portrait	N/A	Tim Murphy	27/11/2014
waterman2-196028	105-107	Cowsheds	Ground Floor	North side of yard	View of interior of cowshed west extent	East	Landscape	1m	Tim Murphy	27/11/2014
waterman2-196028	105-108	Cowsheds	Ground Floor	North side of yard	View of interior of cowshed west extent	East	Landscape	1m	Tim Murphy	27/11/2014
waterman2-196028	105-109	Cowsheds	Ground Floor	North side of yard	Detail of trough bay	N/A	Landscape	1m	Tim Murphy	27/11/2014
waterman2-196028	105-110	Cowsheds	Ground Floor	East Side of Yard	View of interior at north extent	South	Landscape	1m	Tim Murphy	27/11/2014
waterman2-196028	105-111	Cowsheds	Ground Floor	East Side of Yard	View of interior at north extent	North	Landscape	1m	Tim Murphy	27/11/2014
waterman2-196028	105-112	Cowsheds	Ground Floor	East Side of Yard	View of interior at north extent. Internal partition with loft a	North	Landscape	1m	Tim Murphy	27/11/2014
waterman2-196028	105-113	Cowsheds	Ground Floor	East Side of Yard	View of interior at north extent. Internal partition with loft a	North	Landscape	1m	Tim Murphy	27/11/2014
waterman2-196028	105-114	Cowsheds	Ground Floor	North side of yard	View of interior of cowshed west extent	East	Landscape	N/A	Tim Murphy	27/11/2014
waterman2-196028	105-115	Cowsheds	Ground Floor	North side of yard	View of interior of cowshed west extent	East	Landscape	N/A	Tim Murphy	27/11/2014
waterman2-196028	105-116	Cowsheds	Ground Floor	East Side of Yard	Detail of original/early floor surface in north bay	N/A	Landscape	N/A	Tim Murphy	27/11/2014
waterman2-196028	105-117	Cowsheds	Ground Floor	East Side of Yard	View of interior	South	Landscape	1m	Tim Murphy	27/11/2014
waterman2-196028	105-118	Cowsheds	Ground Floor	East Side of Yard	View of interior	North	Landscape	1m	Tim Murphy	27/11/2014
waterman2-196028	105-119	Cowsheds	Ground Floor	East Side of Yard	View of interior	North	Landscape	1m	Tim Murphy	27/11/2014
waterman2-196028	105-120	Deleted							Tim Murphy	27/11/2014
waterman2-196028	105-121	Deleted							Tim Murphy	27/11/2014
waterman2-196028	105-122	Deleted							Tim Murphy	27/11/2014
waterman2-196028	105-123	Cowsheds	Ground Floor	East Side of Yard	View of interior	North	Landscape	1m	Tim Murphy	27/11/2014
waterman2-196028	105-124	Cowsheds	Ground Floor	East Side of Yard	View of interior	North	Landscape	1m	Tim Murphy	27/11/2014
waterman2-196028	105-125	Cowsheds	Ground Floor	East Side of Yard	View of interior	East	Landscape	1m	Tim Murphy	27/11/2014
waterman2-196028	105-126	Deleted							Tim Murphy	27/11/2014
waterman2-196028	105-127	Cowsheds	Ground Floor	East Side of Yard	View of interior	North	Landscape	1m	Tim Murphy	27/11/2014
waterman2-196028	105-128	Cowsheds	Ground Floor	East Side of Yard	Detail of sliding shutter in east elevation	West	Landscape	1m	Tim Murphy	27/11/2014
waterman2-196028	105-129	Cowsheds	Ground Floor	East Side of Yard	Detail of sliding shutter in east elevation	West	Landscape	1m	Tim Murphy	27/11/2014
waterman2-196028	105-130	Cowsheds	Ground Floor	East Side of Yard	Detail of sliding door in east elevation	West	Landscape	1m	Tim Murphy	27/11/2014
waterman2-196028	105-131	Cowsheds	Ground Floor	East Side of Yard	Detail of sliding door in east elevation	West	Landscape	1m	Tim Murphy	27/11/2014
waterman2-196028	105-132	Cowsheds	Ground Floor	Lean-to on east side	View of room in lean-to, south bay with oil tank	East	Portrait	1m	Tim Murphy	27/11/2014
waterman2-196028	105-133	Cowsheds	Ground Floor	Lean-to on east side	View of form external windows, now in lean-to	East	Landscape	N/A	Tim Murphy	27/11/2014
waterman2-196028	105-134	Cowsheds	Ground Floor	Lean-to on east side	View of door in north bay of lean-to	North east	Portrait	1m	Tim Murphy	27/11/2014
waterman2-196028	105-135	Cowsheds	Ground Floor	Lean-to on east side	View of door and window in north bay of lean-to	East	Portrait	1m	Tim Murphy	27/11/2014
waterman2-196028	105-136	Cowsheds	Ground Floor	Lean-to on east side	View of door and window in north bay of lean-to	East	Landscape	1m	Tim Murphy	27/11/2014
waterman2-196028	105-137	Cowsheds	Ground Floor	Lean-to on east side	View of door and window in north bay of lean-to	East	Landscape	1m	Tim Murphy	27/11/2014
waterman2-196028	105-138	Cowsheds	Ground Floor	Lean-to on east side	View of door in north bay of lean-to	East	Landscape	1m	Tim Murphy	27/11/2014
waterman2-196028	105-139	Cowsheds	Ground Floor	Lean-to on east side	View of interior of north bay	South	Portrait	1m	Tim Murphy	27/11/2014
waterman2-196028	105-140	Cowsheds	Ground Floor	Lean-to on east side	View of interior of south bay	East	Landscape	1m	Tim Murphy	27/11/2014
waterman2-196028	105-141	Deleted							Tim Murphy	27/11/2014
waterman2-196028	105-142	Cowsheds	Ground Floor	Lean-to on east side	View of interior of south bay	South	Landscape	1m	Tim Murphy	27/11/2014
waterman2-196028	105-143	Deleted							Tim Murphy	27/11/2014
waterman2-196028	105-144	Cowsheds	Ground Floor	Lean-to on east side	View of interior of south bay	South	Landscape	1m	Tim Murphy	27/11/2014
waterman2-196028	105-145	Cowsheds	Ground Floor	East Side of Yard	View of interior	North	Landscape	1m	Tim Murphy	27/11/2014
waterman2-196028	105-146	Cowsheds	Ground Floor	North side of yard	View of interior	East	Portrait	N/A	Tim Murphy	27/11/2014
waterman2-196028	105-147	Dwelling	Ground Floor	Principal Lobby	View of interior of main door	North	Portrait	1m	Tim Murphy	27/11/2014
waterman2-196028	105-148	Deleted							Tim Murphy	27/11/2014
waterman2-196028	105-149	Dwelling	Ground Floor	Principal stair	Newel post	N/A	Portrait	N/A	Tim Murphy	27/11/2014
waterman2-196028	105-150	Dwelling	Ground Floor	Principal stair	Newel post	N/A	Portrait	N/A	Tim Murphy	27/11/2014
waterman2-196028	105-151	Dwelling	Ground Floor	Principal Lobby	View of door	East	Portrait	1m	Tim Murphy	27/11/2014

waterman2-196028	105-152	Dwelling	Ground Floor	Principal Lobby	View of lobby	South	Portrait	N/A	Tim Murphy	27/11/2014
waterman2-196028	105-153	Dwelling	Ground Floor	Principal Lobby	View of lobby and stair	South	Portrait	N/A	Tim Murphy	27/11/2014
waterman2-196028	105-154	Dwelling	Ground Floor	Principal Lobby	View of lobby and stair	North	Portrait	N/A	Tim Murphy	27/11/2014
waterman2-196028	105-155	Dwelling	Ground Floor	Principal Lobby	View of lobby and door surround	North	Portrait	N/A	Tim Murphy	27/11/2014
waterman2-196028	105-156	Dwelling	Ground Floor	Room at south east corner	View of interior.north wall	South	Landscape	1m	Tim Murphy	27/11/2014
waterman2-196028	105-157	Dwelling	Ground Floor	Room at south east corner	View of interior.south wall	North	Landscape	1m	Tim Murphy	27/11/2014
waterman2-196028	105-158	Dwelling	Ground Floor	Room at south east corner	View of interior.east wall	West	Landscape	1m	Tim Murphy	27/11/2014
waterman2-196028	105-159	Dwelling	Ground Floor	Room at south east corner	Detail of cornice	N/A	Landscape	N/A	Tim Murphy	27/11/2014
waterman2-196028	105-160	Dwelling	Ground Floor	Room at south east corner	Detail of cornice	N/A	Landscape	N/A	Tim Murphy	27/11/2014
waterman2-196028	105-161	Dwelling	Ground Floor	Room at south east corner	Detail of door	N/A	Landscape	1m	Tim Murphy	27/11/2014
waterman2-196028	105-162	Deleted							Tim Murphy	27/11/2014
waterman2-196028	105-163	Dwelling	Ground Floor	Room at south east corner	Detail of window	North	Landscape	1m	Tim Murphy	27/11/2014
waterman2-196028	105-164	Dwelling	Ground Floor	Room at south west corner	View of interior, north wall	South	Landscape	1m	Tim Murphy	27/11/2014
waterman2-196028	105-165	Dwelling	Ground Floor	Room at south west corner	View of interior, west wall	South west	Landscape	1m	Tim Murphy	27/11/2014
waterman2-196028	105-166	Dwelling	Ground Floor	Room at south west corner	Detail of floor	N/A	Landscape	N/A	Tim Murphy	27/11/2014
waterman2-196028	105-167	Dwelling	Ground Floor	Room at south west corner	Detail of cornice	N/A	Landscape	N/A	Tim Murphy	27/11/2014
waterman2-196028	105-168	Dwelling	Ground Floor	Room at south west corner	Detail of door	West	Landscape	N/A	Tim Murphy	27/11/2014
waterman2-196028	105-169	Dwelling	Ground Floor	Understair cupboard	General view	N/A	Portrait	N/A	Tim Murphy	27/11/2014
waterman2-196028	105-170	Dwelling	Ground Floor	Understair cupboard	General view	N/A	Portrait	N/A	Tim Murphy	27/11/2014
waterman2-196028	105-171	Dwelling	Ground Floor	Understair cupboard	General view	N/A	Portrait	N/A	Tim Murphy	27/11/2014
waterman2-196028	105-172	Dwelling	Ground Floor	Principal Lobby	General view	N/A	Portrait	N/A	Tim Murphy	27/11/2014
waterman2-196028	105-173	Dwelling	First Floor	Room at south east corner	View of south wall	North	Landscape	1m	Tim Murphy	27/11/2014
waterman2-196028	105-174	Dwelling	First Floor	Room at south east corner	View of south wall	North west	Landscape	1m	Tim Murphy	27/11/2014
waterman2-196028	105-175	Dwelling	First Floor	Room at south east corner	View of west wall	East	Landscape	1m	Tim Murphy	27/11/2014
waterman2-196028	105-176	Dwelling	First Floor	Room at south east corner	Detail of door	East	Portrait	1m	Tim Murphy	27/11/2014
waterman2-196028	105-177	Dwelling	First Floor	Closet	General View	East	Portrait	1m	Tim Murphy	27/11/2014
waterman2-196028	105-178	Dwelling	First Floor	Closet	View of window	North	Portrait	1m	Tim Murphy	27/11/2014
waterman2-196028	105-179	Dwelling	First Floor	Room at south east corner	Detail of skirting	N/A	Portrait	1m	Tim Murphy	27/11/2014
waterman2-196028	105-180	Dwelling	First Floor	Room at south east corner	Detail of door	East	Portrait	1m	Tim Murphy	27/11/2014
waterman2-196028	105-181	Dwelling	First Floor	Landing	View of stair	North	Portrait	1m	Tim Murphy	27/11/2014
waterman2-196028	105-182	Dwelling	First Floor	Landing	View of stair	East	Portrait	1m	Tim Murphy	27/11/2014
waterman2-196028	105-183	Dwelling	First Floor	Landing	View of stair	West	Portrait	1m	Tim Murphy	27/11/2014
waterman2-196028	105-184	Dwelling	First Floor	Landing	Detail of window	N/A	Portrait	N/A	Tim Murphy	27/11/2014
waterman2-196028	105-185	Dwelling	First Floor	Landing	Detail of window	N/A	Landscape	N/A	Tim Murphy	27/11/2014
waterman2-196028	105-186	Dwelling	First Floor	Room at south west corner	view of south wall	North	Landscape	1m	Tim Murphy	27/11/2014
waterman2-196028	105-187	Dwelling	First Floor	Room at south west corner	View of east wall	West	Landscape	1m	Tim Murphy	27/11/2014
waterman2-196028	105-188	Dwelling	First Floor	Room at south west corner	Detail of cupboard	West	Landscape	1m	Tim Murphy	27/11/2014
waterman2-196028	105-189	Dwelling	First Floor	Room at south west corner	Detail of door	West	Landscape	1m	Tim Murphy	27/11/2014
waterman2-196028	105-190	Dwelling	First Floor	Room at south west corner	Detail of skirting	N/A	Landscape	N/A	Tim Murphy	27/11/2014
waterman2-196028	105-191	Dwelling	First Floor	Room at south west corner	View of west wall	South east	Landscape	1m	Tim Murphy	27/11/2014
waterman2-196028	105-192	Dwelling	First Floor	Landing	View of internal door	South	Portrait	1m	Tim Murphy	27/11/2014
waterman2-196028	105-193	Dwelling	North Elevation		View of feature at north east corner of principal house	North	Portrait	N/A	Tim Murphy	27/11/2014
waterman2-196028	105-194	Dwelling	North Elevation		View of feature at north east corner of principal house	North	Portrait	N/A	Tim Murphy	27/11/2014
waterman2-196028	105-195	Dwelling	East Elevation		View of pip in east elevation	south east	Portrait	N/A	Tim Murphy	27/11/2014
waterman2-196028	105-196	Yard			General view of yard	South	Landscape	1m	Tim Murphy	28/11/2014
waterman2-196028	105-197	Cowsheds	South Elevation	North side of yard	View of south elevation	South	Landscape	1m	Tim Murphy	28/11/2014
waterman2-196028	105-198	Cowsheds	South Elevation	North side of yard	View of south elevation	South	Landscape	1m	Tim Murphy	28/11/2014
waterman2-196028	105-199	Cowsheds	South Elevation	North side of yard	View of south elevation	South	Landscape	1m	Tim Murphy	28/11/2014
waterman2-196028	105-200	Cowsheds	South Elevation	North side of yard	View of south elevation	South	Landscape	1m	Tim Murphy	28/11/2014



waterman2-196028	105-201	Cowsheds	South Elevation	North side of yard	View of south elevation	South	Landscape	1m	Tim Murphy	28/11/2014
waterman2-196028	105-202	Cowsheds	South Elevation	North side of yard	Detail of door	South	Landscape	1m	Tim Murphy	28/11/2014
waterman2-196028	105-203	Yard			General view of yard	West	Landscape	1m	Tim Murphy	28/11/2014
waterman2-196028	105-204	Cowsheds	West Elevation	East Side of Yard	General View	West	Landscape	1m	Tim Murphy	28/11/2014
waterman2-196028	105-205	Cowsheds	West Elevation	East Side of Yard	View of door	West	Portrait	1m	Tim Murphy	28/11/2014
waterman2-196028	105-206	Cowsheds	West Elevation	East Side of Yard	General View	West	Portrait	1m	Tim Murphy	28/11/2014
waterman2-196028	105-207	Cowsheds	West Elevation	East Side of Yard	General View	North west	Landscape	1m	Tim Murphy	28/11/2014
waterman2-196028	105-208	Cowsheds	West Elevation	East Side of Yard	General View	West	Landscape	1m	Tim Murphy	28/11/2014
waterman2-196028	105-209	Cowsheds	West Elevation	East Side of Yard	General View	South west	Landscape	1m	Tim Murphy	28/11/2014
waterman2-196028	105-210	Cowsheds	West Elevation	East Side of Yard	Detail of door and wall	South west	Portrait	1m	Tim Murphy	28/11/2014
waterman2-196028	105-211	Dwelling	West Elevation		General View	West	Landscape	1m	Tim Murphy	28/11/2014
waterman2-196028	105-212	Dwelling	West Elevation		General View	North west	Landscape	1m	Tim Murphy	28/11/2014
waterman2-196028	105-213	Dwelling	West Elevation		Detail of first floor window	West	Landscape	1m	Tim Murphy	28/11/2014
waterman2-196028	105-214	Dwelling	West Elevation		Detail of blocked ground floor window	West	Landscape	1m	Tim Murphy	28/11/2014
waterman2-196028	105-215	Dwelling	West Elevation		Detail of front door	North	Portrait	1m	Tim Murphy	28/11/2014
waterman2-196028	105-216	Dwelling	West Elevation	Attached outbuilding	View of lean-to building on west elevation of dwelling	West	Portrait	1m	Tim Murphy	28/11/2014
waterman2-196028	105-217	Dwelling	West Elevation		View of chimney masonry	West	Landscape	N/A	Tim Murphy	28/11/2014
waterman2-196028	105-218	Misc		Shed	View of shed attached to north side of garden wall	North	Landscape	N/A	Tim Murphy	28/11/2014
waterman2-196028	105-219	Misc		Setting	View of yard	North west	Landscape	N/A	Tim Murphy	28/11/2014
waterman2-196028	105-220	Misc		Setting	View of yard	North west	Landscape	N/A	Tim Murphy	28/11/2014
waterman2-196028	105-221	Dwelling	West Elevation		View of chimney	North west	Landscape	N/A	Tim Murphy	28/11/2014
waterman2-196028	105-222	Dwelling		Rear Range	View of chimney	North west	Landscape	N/A	Tim Murphy	28/11/2014
waterman2-196028	105-223	Dwelling	West Elevation		General View	West	Landscape	1m	Tim Murphy	28/11/2014
waterman2-196028	105-224	Dwelling	West Elevation		General View	South west	Landscape	N/A	Tim Murphy	28/11/2014
waterman2-196028	105-225	Dwelling	West Elevation		General View	South west	Landscape	N/A	Tim Murphy	28/11/2014
waterman2-196028	105-226	Cowsheds	Loft	East Side of Yard	View of south gable of rear range from loft in cowshed	North	Landscape	1m	Tim Murphy	28/11/2014
waterman2-196028	105-227	Cowsheds	Loft	East Side of Yard	View of south gable of rear range from loft in cowshed	North	Landscape	1m	Tim Murphy	28/11/2014
waterman2-196028	105-228	Cowsheds	Loft	East Side of Yard	View of south gable of rear range from loft in cowshed View of former windows and reused timber framing in east	North	Landscape	1m	Tim Murphy	28/11/2014
waterman2-196028	105-229	Cowsheds	Loft	East Side of Yard	wall	North west	Landscape	N/A	Tim Murphy	28/11/2014
waterman2-196028	105-230	Cowsheds	Loft	East Side of Yard	View of internal partition in loft south bay	South	Landscape	1m	Tim Murphy	28/11/2014
waterman2-196028	105-231	Cowsheds	Loft	East Side of Yard	View of roof framing on east pitch, south bay	South	Landscape	1m	Tim Murphy	28/11/2014
waterman2-196028	105-232	Deleted							Tim Murphy	28/11/2014
waterman2-196028	105-233	Cowsheds	Loft	East Side of Yard	View of framing, south bay	South	Landscape	1m	Tim Murphy	28/11/2014
waterman2-196028	105-234	Cowsheds	Loft	East Side of Yard	View of south bay	North	Landscape	1m	Tim Murphy	28/11/2014
waterman2-196028	105-235	Cowsheds	Loft	East Side of Yard	View of south bay	North	Landscape	1m	Tim Murphy	28/11/2014
waterman2-196028	105-236	Cowsheds	Loft	East Side of Yard	View of north bay	South	Landscape	1m	Tim Murphy	28/11/2014
waterman2-196028	105-237	Cowsheds	Loft	East Side of Yard	View of north bay	South	Landscape	1m	Tim Murphy	28/11/2014
waterman2-196028	105-238	Cowsheds	Loft	East Side of Yard	View of north bay	North	Landscape	1m	Tim Murphy	28/11/2014
waterman2-196028	105-239	Cowsheds	Loft	East Side of Yard	View of north bay	North	Landscape	1m	Tim Murphy	28/11/2014
waterman2-196028	105-240	Cowsheds	Loft	East Side of Yard	View of door in internal loft partition	N/A	Portrait	N/A	Tim Murphy	28/11/2014
waterman2-196028	105-241	Cowsheds	Loft	East Side of Yard	Detail of framing, south bay	N/A	Landscape	N/A	Tim Murphy	28/11/2014
waterman2-196028	105-242	Cowsheds	Loft	East Side of Yard	Detail of framing, south bay	N/A	Landscape	N/A	Tim Murphy	28/11/2014
waterman2-196028	105-243	Cowsheds	Loft	East Side of Yard	Detail of framing, north bay	N/A	Landscape	N/A	Tim Murphy	28/11/2014
waterman2-196028	105-244	Cowsheds	Loft	East Side of Yard	Detail of framing, north bay	N/A	Landscape	N/A	Tim Murphy	28/11/2014
waterman2-196028	105-245	Cowsheds	Loft	East Side of Yard	Detail of framing, north bay	N/A	Landscape	N/A	Tim Murphy	28/11/2014
waterman2-196028	105-246	Cowsheds	Loft	East Side of Yard	Detail of framing, north bay	N/A	Landscape	N/A	Tim Murphy	28/11/2014
waterman2-196028	105-247	Cowsheds	West Elevation	East Side of Yard	View of door and entrance	West	Portrait	1m	Tim Murphy	28/11/2014

waterman2-196028	105-248	Cowsheds	Ground Floor	Lean-to on east side	View of interior	North	Portrait	N/A	Tim Murphy	28/11/2014
waterman2-196028	105-249	Cowsheds	Ground Floor	Lean-to on east side	View of interior	North	Portrait	N/A	Tim Murphy	28/11/2014
waterman2-196028	105-250	Cowsheds	Ground Floor	Lean-to on east side	View of interior, External wall and entrance of original cowshed	East	Landscape	N/A	Tim Murphy	28/11/2014
waterman2-196028	105-251	Cowsheds	Ground Floor	Lean-to on east side	View of interior, External wall and entrance of original cowshed	East	Landscape	N/A	Tim Murphy	28/11/2014
waterman2-196028	105-252	Cowsheds	Ground Floor	Lean-to on east side	View of interior	South	Landscape	N/A	Tim Murphy	28/11/2014
waterman2-196028	105-253	Cowsheds	Ground Floor	Lean-to on east side	View of interior, External wall and entrance of original cowshed	East	Landscape	N/A	Tim Murphy	28/11/2014
waterman2-196028	105-254	Cowsheds	Ground Floor	Lean-to on east side	View of interior, External wall and entrance of original cowshed, framing of lean-to	East	Landscape	N/A	Tim Murphy	28/11/2014
waterman2-196028	105-255	Cowsheds	Ground Floor	Lean-to on east side	View of interior, External wall of original cowshed	East	Portrait	N/A	Tim Murphy	28/11/2014
waterman2-196028	105-256	Cowsheds	Ground Floor	Lean-to on east side	View of interior	West	Portrait	N/A	Tim Murphy	28/11/2014
waterman2-196028	105-257	Cowsheds	Ground Floor	Lean-to on east side	View of interior, framing	N/A	Landscape	N/A	Tim Murphy	28/11/2014
waterman2-196028	105-258	Cowsheds	Ground Floor	East Side of Yard	View of interior	East	Portrait	N/A	Tim Murphy	28/11/2014
waterman2-196028	105-259	Cowsheds	Ground Floor	East Side of Yard	View of interior	North	Portrait	N/A	Tim Murphy	28/11/2014
waterman2-196028	105-260	Cowsheds	Ground Floor	North side of yard	View of interior	East	Landscape	N/A	Tim Murphy	28/11/2014
waterman2-196028	105-261	Cowsheds	Ground Floor	North side of yard	View of interior	West	Landscape	N/A	Tim Murphy	28/11/2014
waterman2-196028	105-262	Cowsheds	Ground Floor	North side of yard	View of interior, detail of framing	West	Landscape	N/A	Tim Murphy	28/11/2014
waterman2-196028	105-263	Cowsheds	Ground Floor	North side of yard	View of interior	West	Landscape	N/A	Tim Murphy	28/11/2014
waterman2-196028	105-264	Cowsheds	Ground Floor	North side of yard	View of interior	South	Landscape	N/A	Tim Murphy	28/11/2014
waterman2-196028	105-265	Cowsheds	Ground Floor	North side of yard	View of window	North	Landscape	N/A	Tim Murphy	28/11/2014
waterman2-196028	105-266	Dwelling	Ground Floor	Rear Range	View of larder	West	Portrait	1m	Tim Murphy	28/11/2014
waterman2-196028	105-267	Dwelling	Ground Floor	Rear Range	View of larder	West	Portrait	1m	Tim Murphy	28/11/2014
waterman2-196028	105-268	Dwelling	Ground Floor	Rear Range	View from kitchen towards principal lobby	north	Portrait	1m	Tim Murphy	28/11/2014
waterman2-196028	105-269	Dwelling	Ground Floor	Rear Range	View of early cupboard in kitchen	South	Portrait	1m	Tim Murphy	28/11/2014
waterman2-196028	105-270	Dwelling	Ground Floor	Rear Range	View of early cupboard in kitchen	South	Portrait	1m	Tim Murphy	28/11/2014
waterman2-196028	105-271	Dwelling	Ground Floor	Rear Range	General view of north wall of kitchen	South	Landscape	1m	Tim Murphy	28/11/2014
waterman2-196028	105-272	Dwelling	Ground Floor	Rear Range	General view of west wall of kitchen	South	Landscape	1m	Tim Murphy	28/11/2014
waterman2-196028	105-273	Dwelling	Ground Floor	Rear Range	General view of kitchen	West	Landscape	1m	Tim Murphy	28/11/2014
waterman2-196028	105-274	Dwelling	Ground Floor	Rear Range	View of rear lobby	South	Portrait	1m	Tim Murphy	28/11/2014
waterman2-196028	105-275	Dwelling	Ground Floor	Rear Range	View of rear lobby	South	Portrait	1m	Tim Murphy	28/11/2014
waterman2-196028	105-276	Dwelling	Ground Floor	Rear Range	View of cupboard in rear lobby	West	Landscape	1m	Tim Murphy	28/11/2014
waterman2-196028	105-277	Dwelling	Ground Floor	Rear Range	View of corridor	West	Portrait	1m	Tim Murphy	28/11/2014
waterman2-196028	105-278	Dwelling	Ground Floor	Rear Range	View of fridge door	South	Portrait	1m	Tim Murphy	28/11/2014
waterman2-196028	105-279	Dwelling	Ground Floor	Rear Range	View of fridge interior	South	Portrait	1m	Tim Murphy	28/11/2014
waterman2-196028	105-280	Dwelling	Ground Floor	Rear Range	View of toilet	West	Portrait	1m	Tim Murphy	28/11/2014
waterman2-196028	105-281	Dwelling	Ground Floor	Rear Range	View of toilet	West	Portrait	1m	Tim Murphy	28/11/2014
waterman2-196028	105-282	Dwelling	Ground Floor	Rear Range	View of utility room	West	Portrait	1m	Tim Murphy	28/11/2014
waterman2-196028	105-283	Dwelling	Ground Floor	Rear Range	View of corridor	East	Portrait	1m	Tim Murphy	28/11/2014
waterman2-196028	105-284	Dwelling	Ground Floor	Rear Range	View of possible original rear entrance in larder	East	Portrait	1m	Tim Murphy	28/11/2014
waterman2-196028	105-285	Dwelling	Ground Floor	Modern Entrance	View of porch	East	Portrait	1m	Tim Murphy	28/11/2014
waterman2-196028	105-286	Dwelling	Ground Floor	Modern Entrance	View of boot room	North	Portrait	1m	Tim Murphy	28/11/2014
waterman2-196028	105-287	Dwelling	Ground Floor	Modern Entrance	View of boot room	South	Landscape	1m	Tim Murphy	28/11/2014
waterman2-196028	105-288	Dwelling	Ground Floor	Rear Range	View of stair, from kitchen	North	Portrait	1m	Tim Murphy	28/11/2014
waterman2-196028	105-289	Dwelling	Ground Floor	Rear Range	View of door to stair, from kitchen	East	Portrait	1m	Tim Murphy	28/11/2014
waterman2-196028	105-290	Dwelling	First Floor	Rear Range	View of south bay	North west	Landscape	1m	Tim Murphy	28/11/2014
waterman2-196028	105-291	Dwelling	First Floor	Rear Range	View of south room	East	Landscape	1m	Tim Murphy	28/11/2014
waterman2-196028	105-292	Dwelling	First Floor	Rear Range	View of south room	South	Landscape	1m	Tim Murphy	28/11/2014
waterman2-196028	105-293	Dwelling	First Floor	Rear Range	View of south room	South east	Landscape	1m	Tim Murphy	28/11/2014
waterman2-196028	105-294	Dwelling	First Floor	Rear Range	View of bathroom	South	Landscape	1m	Tim Murphy	28/11/2014
waterman2-196028	105-295	Dwelling	First Floor	Rear Range	View of bathroom	North	Landscape	1m	Tim Murphy	28/11/2014

waterman2-196028	105-296	Dwelling	First Floor	Rear Range	View of south room	South	Landscape	1m	Tim Murphy	28/11/2014
waterman2-196028	105-297	Dwelling	First Floor	Rear Range	View of south room	North	Landscape	1m	Tim Murphy	28/11/2014
waterman2-196028	105-298	Dwelling	First Floor	Rear Range	View of south room, window	East	Landscape	1m	Tim Murphy	28/11/2014
waterman2-196028	105-299	Dwelling	First Floor	Rear Range	View of first-second floor stair	East	Portrait	1m	Tim Murphy	28/11/2014
waterman2-196028	105-300	Dwelling	Second Floor	Rear Range	View of east room	South	Landscape	1m	Tim Murphy	28/11/2014
waterman2-196028	105-301	Dwelling	Second Floor	Rear Range	View of east room	South	Landscape	1m	Tim Murphy	28/11/2014
waterman2-196028	105-302	Dwelling	Second Floor	Rear Range	View of east room	North	Landscape	1m	Tim Murphy	28/11/2014
waterman2-196028	105-303	Dwelling	Second Floor	Rear Range	View of south room	East	Landscape	1m	Tim Murphy	28/11/2014
waterman2-196028	105-304	Dwelling	Second Floor	Rear Range	View of south room	North	Landscape	1m	Tim Murphy	28/11/2014
waterman2-196028	105-305	Dwelling	Second Floor	Rear Range	View of south room	West	Landscape	1m	Tim Murphy	28/11/2014
waterman2-196028	105-306	Dwelling	Second Floor	Rear Range	View of south room	North	Landscape	1m	Tim Murphy	28/11/2014
waterman2-196028	105-307	Dwelling	Second Floor	Rear Range	View of north room	South	Landscape	1m	Tim Murphy	28/11/2014
waterman2-196028	105-308	Dwelling	Second Floor	Rear Range	View of north room	North	Landscape	1m	Tim Murphy	28/11/2014
waterman2-196028	105-309	Dwelling	Second Floor	Rear Range	View of north room, detail of stair	East	Landscape	1m	Tim Murphy	28/11/2014
waterman2-196028	105-310	Dwelling	Second Floor	Rear Range	View of north room, detail of stair	East	Landscape	1m	Tim Murphy	28/11/2014
waterman2-196028	105-311	Dwelling	Second Floor	Rear Range	View of north room, detail of stair	East	Portrait	1m	Tim Murphy	28/11/2014
waterman2-196028	105-312	Dwelling	Attic		Attic above main house	East	Landscape	N/A	Tim Murphy	28/11/2014
waterman2-196028	105-313	Dwelling	Attic		Attic above main house	East	Landscape	N/A	Tim Murphy	28/11/2014
waterman2-196028	105-314	Dwelling	Attic		Attic above main house	East	Landscape	N/A	Tim Murphy	28/11/2014
waterman2-196028	105-315	Dwelling	Attic		Attic above main house	East	Landscape	N/A	Tim Murphy	28/11/2014
waterman2-196028	105-316	Dwelling	Attic		Attic above main house	East	Landscape	N/A	Tim Murphy	28/11/2014
waterman2-196028	105-317	Dwelling	Attic		Attic above main house	East	Landscape	N/A	Tim Murphy	28/11/2014
waterman2-196028	105-318	Dwelling	Attic		Attic above main house	East	Landscape	N/A	Tim Murphy	28/11/2014
waterman2-196028	105-319	Dwelling	Attic		Attic above main house	East	Landscape	N/A	Tim Murphy	28/11/2014
waterman2-196028	105-320	Misc		Setting	General view of site	North west	Landscape	N/A	Tim Murphy	28/11/2014
waterman2-196028	105-321	Misc		Setting	General view of site	North west	Landscape	N/A	Tim Murphy	28/11/2014
waterman2-196028	105-322	Misc		Setting	General view of site	North west	Landscape	N/A	Tim Murphy	28/11/2014
waterman2-196028	105-323	Misc		Setting	General view of site	South	Landscape	N/A	Tim Murphy	28/11/2014
waterman2-196028	105-324	Misc		Setting	General view of site	South	Landscape	N/A	Tim Murphy	28/11/2014
waterman2-196028	105-325	Misc		Setting	General view of site	South	Landscape	N/A	Tim Murphy	28/11/2014
waterman2-196028	105-326	Misc		Setting	General view of site	South	Landscape	N/A	Tim Murphy	28/11/2014
waterman2-196028	105-327	Misc		Setting	View of agricultural structure to the south of Bramshall Road	North	Landscape	N/A	Tim Murphy	28/11/2014
waterman2-196028	105-328	Cowsheds	Ground Floor	East Side of Yard	View of early stall	East	Landscape	N/A	Tim Murphy	28/11/2014
waterman2-196028	105-329	Cowsheds	Ground Floor	East Side of Yard	View of early stall	East	Landscape	N/A	Tim Murphy	28/11/2014
waterman2-196028	105-330	Cowsheds	Ground Floor	East Side of Yard	View of early stall	East	Landscape	N/A	Tim Murphy	28/11/2014
waterman2-196028	105-331	Cowsheds	Ground Floor	East Side of Yard	View of early stall	East	Landscape	N/A	Tim Murphy	28/11/2014



## **C. Photograph Contact Sheet**





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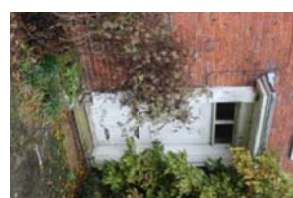
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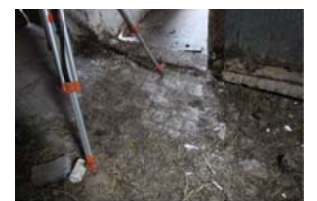
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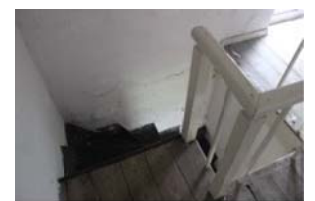
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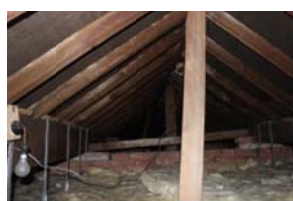
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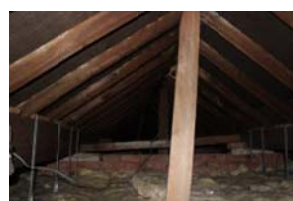
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IMG\_0329



IMG\_0330



IMG\_0331



IMG\_0196





## **D. Drawing Register**

### **Appendices**

Park Fields Farm

Project Number: EED13542

Document Reference: EED13542-102\_R\_1\_1\_2\_TM

Drawing Register				
Project number (Oasis Ref)	Drawing Number	Description	Scale	Date
waterman2-196028	1	Plan of Site	1:1000 @ A1	30/01/2015
waterman2-196028	2	Plan of buildings, ground floor	1:100 @ A1	30/01/2015
waterman2-196028	3	Plan of buildings, first floor	1:50 @ A1	30/01/2015
waterman2-196028	4	Plan or rear range, second floor	1:50 @ A1	30/01/2015
waterman2-196028	5	Rectified photograph of west elevation	1:50 @A1	30/01/2015
waterman2-196028	6	Plan of Site showing photograph view locations	1:125@A1	30/01/2015
waterman2-196028	7	Detail plan of ground floor showing photograph locations	1:50 @A1	30/01/2015
waterman2-196028	8	Detail plan of ground floor showing photograph locations	1:50 @A1	30/01/2015
waterman2-196028	9	Detail plan of ground floor showing photograph locations	1:50 @A1	30/01/2015
waterman2-196028	10	Detail plan of ground floor showing photograph locations	1:50 @A1	30/01/2015
waterman2-196028	11	Plan of buildings first floor showing photograph view locations	1:50 @A1	30/01/2015
waterman2-196028	12	Plan of buildings rear range, second floor showing photograph view locations	1:50 @A1	30/01/2015



## **E. Drawing Archive**

### **Appendices**

Park Fields Farm

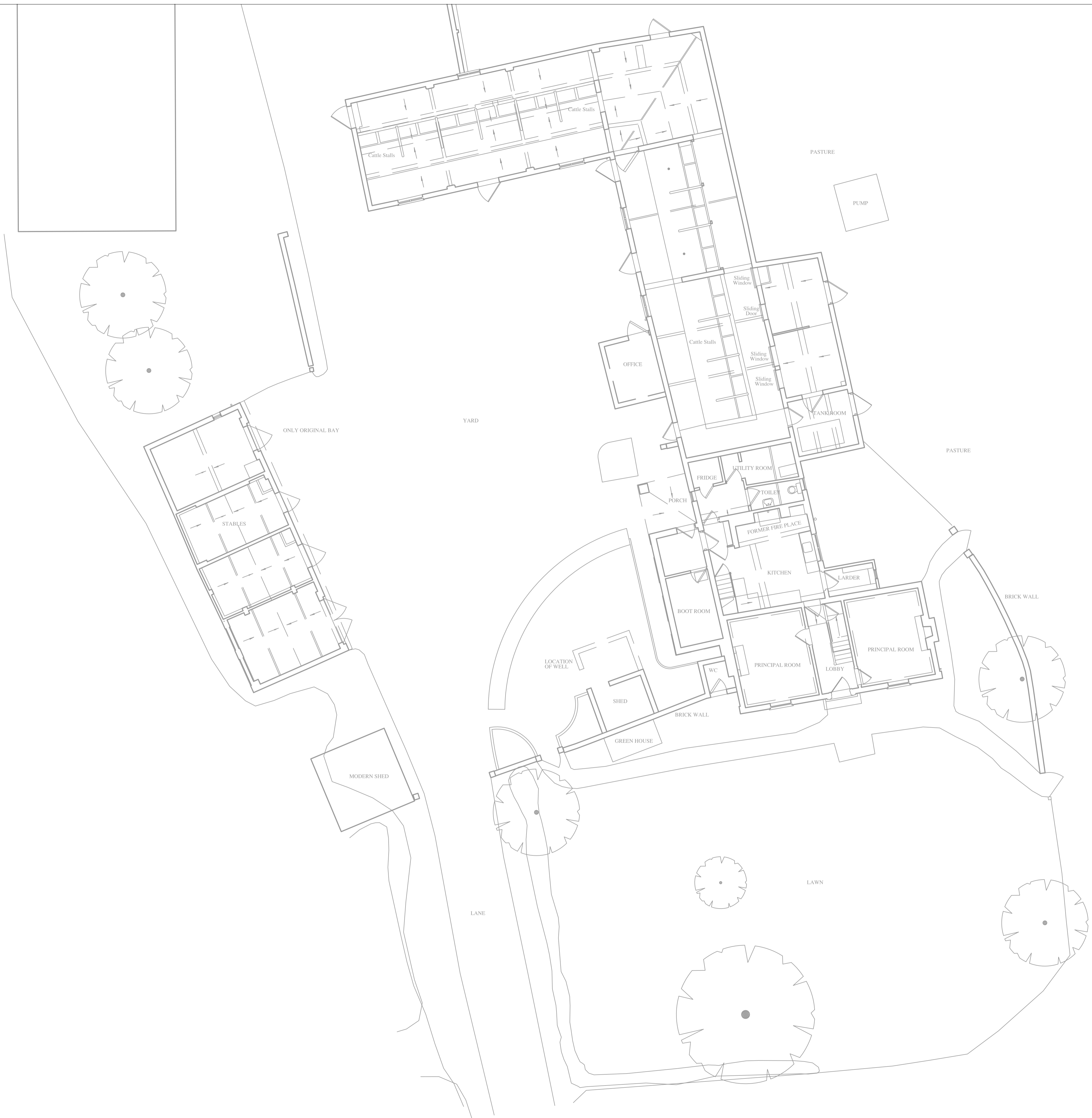
Project Number: EED13542

Document Reference: EED13542-102\_R\_1\_1\_2\_TM









Rev	Date	Description	By
A01	30.1.15	PRELIMINARY ISSUE	A01

Amendments

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**PARK FIELDS FARM**

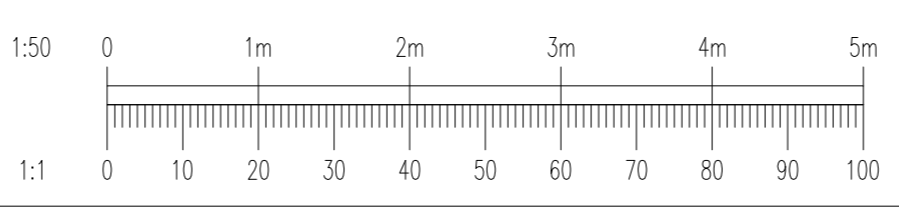
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**PLAN OF BUILDINGS GROUND FLOOR (waterman2-196028)**

Client



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Drawn by	MC	Date	30.01.2015	EED13542
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Publisher	Zone	Category	Number	Revision
EED	SA	80	2	A01





Rev	Date	Description	By
A01	30.1.15	PRELIMINARY ISSUE	A01

Amendments

Project  
**PARK FIELDS FARM**

Title  
**PLAN OF BUILDINGS FIRST FLOOR (waterman2-196028)**

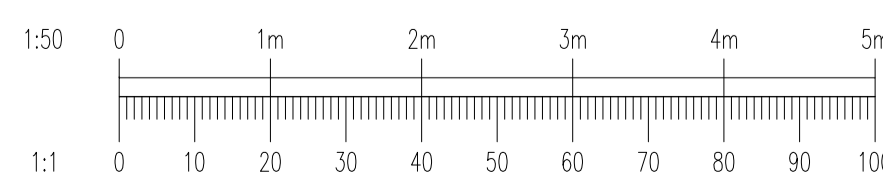
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Drawn by	MC	Date	30.01.2015	Work Order No	100

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Publisher	Zone	Category	Number	Revision	
EED	SA	80	3	A01	



Rev	Date	Description	By
A01	30.1.15	PRELIMINARY ISSUE	A01

Amendments

Project  
**PARK FIELDS FARM**

Title  
**PLAN OF BUILDINGS SECOND FLOOR  
(waterman2-196028)**

Client



Pickfords Wharf Clink Street London SE1 9DG  
 1 020 7928 7888  
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Drawing Status  
**PRELIMINARY**

Designed by	TM	Checked by	TM	Project No	EED13542
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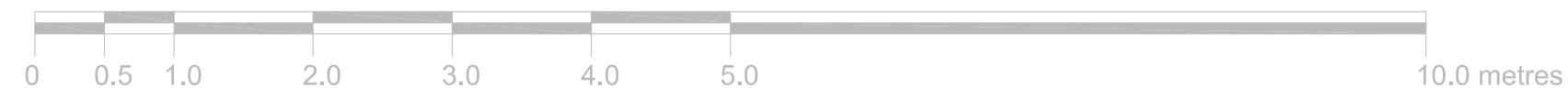
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49.00m Above Arbitrary Site Datum



Rev	Date	Description	By
A01	30.1.15	PRELIMINARY ISSUE	A01

Amendments

Project  
**PARK FIELDS FARM**

Title  
**RECTIFIED PHOTOGRAPH OF WEST ELEVATION (waterman2-196028)**

Client



Drawing Status				
<b>PRELIMINARY</b>				
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Drawn by	MC	Date	30.01.2015	<b>EED13542</b>
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 Project: 13542





Rev	Date	Description	By
A01	30.1.15	PRELIMINARY ISSUE	A01

Project  
**PARK FIELDS FARM**

Title  
**PLAN OF SITE SHOWING PHOTOGRAPH VIEW LOCATIONS (waterman2-196028)**

Client

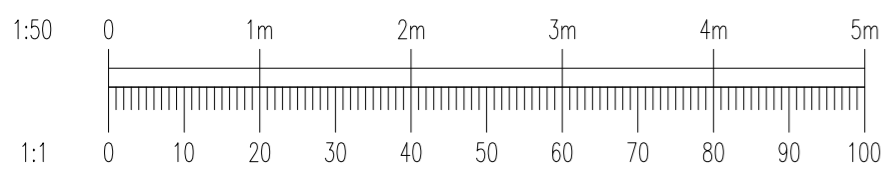


Pickfords Wharf Clink Street London SE1 9DG  
 1 020 7928 7888  
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Drawing Status  
**PRELIMINARY**

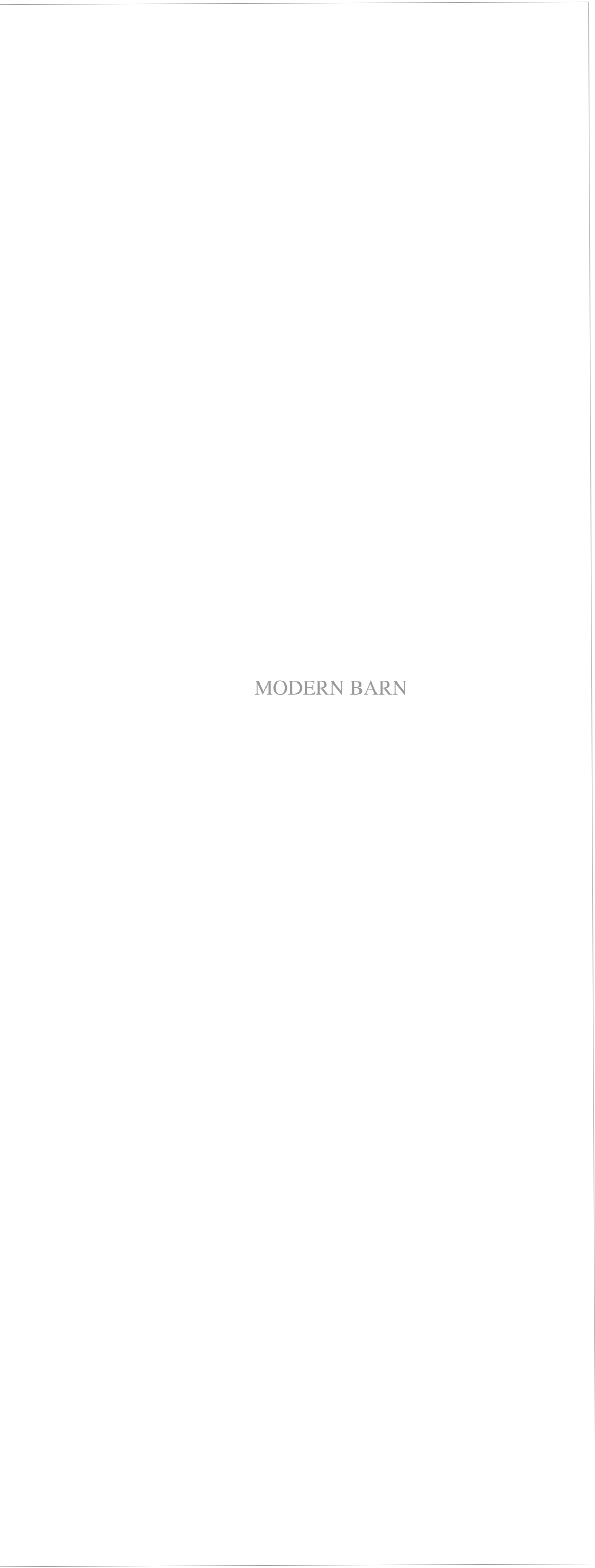
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Publisher	Zone	Category	Number	Revision	
EED	SA	80	6	A01	



0099

0040



MODERN BARN

RAMP

0081

Cattle Stalls

0322

0046

0203

0220

0009

ONLY ORIGINAL BAY

0033

0001

STABLES

0028

REFER TO DRAWING No. EED13542-SA-80-9

0011

0023

REFER TO DRAWING No. EED13542-SA-80-8

Rev	Date	Description	By
A01	30.1.15	PRELIMINARY ISSUE	A01

Amendments			
Project			

**PARK FIELDS FARM**  
 Title  
 DETAIL PLAN OF GROUND FLOOR  
 SHOWING PHOTOGRAPH VIEW  
 LOCATIONS  
 (waterman2-196028)  
 Client

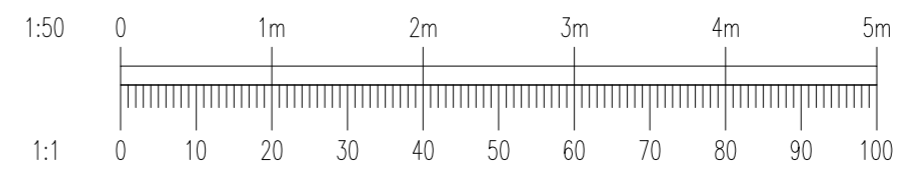


Pickfords Wharf Clink Street London SE1 9DG  
 t 020 7928 7888  
 mail@watermangroup.com www.watermangroup.com

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Project No		EED13542	
Work Order No		100	

Publisher	Zone	Category	Number	Revision
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Amendments

**Project**  
PARK FIELDS FARM

**Title**  
DETAIL PLAN OF GROUND FLOOR  
SHOWING PHOTOGRAPH VIEW  
LOCATIONS  
(waterman2-196028)

**Client**



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**Drawing Status**  
**PRELIMINARY**

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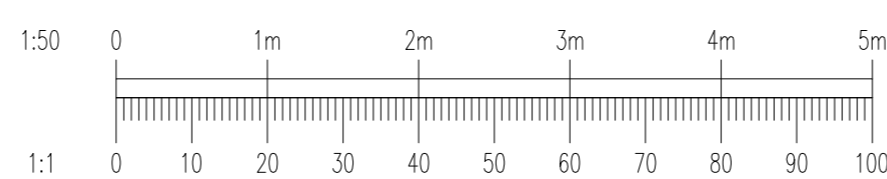
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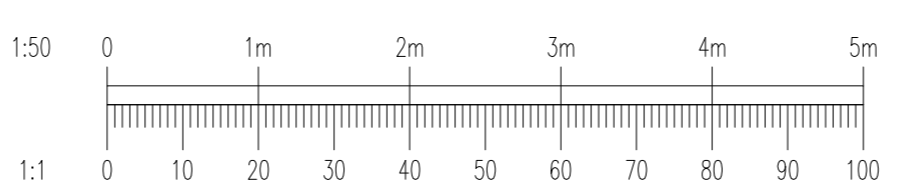
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Title DETAIL PLAN OF GROUND FLOOR SHOWING PHOTOGRAPH VIEW LOCATIONS (waterman2-196028)			
Client			
			
Pickfords Wharf Clink Street London SE1 9DG t 020 7928 7888 mail@watermangroup.com www.watermangroup.com			
Drawing Status <b>PRELIMINARY</b>			
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A01	30.1.15	PRELIMINARY ISSUE	A01

Amendments			
Project	PARK FIELDS FARM		

Title  
**PLAN OF BUILDINGS FIRST FLOOR  
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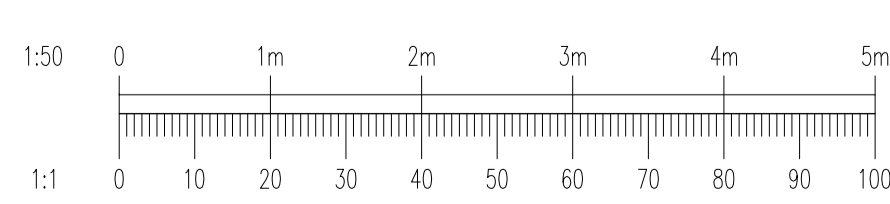
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Rev	Date	Description	By
A01	30.1.15	PRELIMINARY ISSUE	A01

Project  
**PARK FIELDS FARM**

Title  
**PLAN OF BUILDINGS REAR RANGE,  
SECOND FLOOR SHOWING PHOTOGRAPH  
VIEW LOCATIONS  
(waterman2-196028)**

Client



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Drawing Status  
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Designed by TM Checked by TM Project No. **EED13542**  
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**F. Waterman Written Scheme of Investigation Report: Land West of Uttoxeter**

**Appendices**

Park Fields Farm

Project Number: EED13542

Document Reference: EED13542-102\_R\_1\_1\_2\_TM



## **Land West of Uttoxeter**

P/2013/00882, P/2014/00677, and P/2014/00883

Written Scheme of Investigation

September 2014

**Waterman Energy, Environment & Design Limited**

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# Land West of Uttoxeter

## Written Scheme of Investigation

**Client Name:** St Modwen  
**Document Reference:** EED13542\_WSI\_1\_1\_4\_SP  
**Project Number:** EED13542

### Quality Assurance – Approval Status

This document has been prepared and checked in accordance with  
Waterman Group's IMS ( BS EN ISO 9001: 2008, BS EN ISO 14001: 2004 and BS OHSAS 18001:2007)

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<b>Issue</b>	<b>Date</b>	<b>Prepared by</b>	<b>Checked by</b>	<b>Approved by</b>
First	August 2014	Susana Parker Senior Heritage Consultant	Andrew Burn Senior Heritage Consultant	Colin Pill Associate Director
Second	September 2014	Susana Parker Senior Heritage Consultant	Andrew Burn Senior Heritage Consultant	Colin Pill Associate Director

### Comments

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The second issue includes results of consultation with Staffordshire County Council's Landscape Archaeologist.



## Disclaimer

This report has been prepared by Waterman Energy, Environment & Design Ltd, with all reasonable skill, care and diligence within the terms of the Contract with the client, incorporation of our General Terms and Condition of Business and taking account of the resources devoted to us by agreement with the client.

We disclaim any responsibility to the client and others in respect of any matters outside the scope of the above.

This report is confidential to the client and we accept no responsibility of whatsoever nature to third parties to whom this report, or any part thereof, is made known. Any such party relies on the report at its own risk.

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- A. Standard Requirements
- B. Waterman Energy, Environment and Design Ltd, June 2013. Land West of Uttoxeter - Heritage Desk Based Assessment



## 1. Introduction

- 1.1. This outline specification for archaeological evaluation has been prepared by Waterman Energy, Environment & Design Ltd (Waterman EED) on behalf of St Modwen. St Modwen (hereafter referred to as the 'Applicant') has obtained conditional planning permission for a detailed application (P/2014/00677) for:

*'Formation of an access to facilitate residential development, including associated drainage, earth works and landscaping and the erection of an electricity sub-station and installation of a gas governor station (Revised Plans)'.*

- 1.2. Two other planning applications have been submitted in relation to this development, as follows:
- P/2013/00882 – “Outline application to develop 50.7ha of land for up to 700 dwellings, 10ha of employment use (Classes B1, B2, B8), a first school, a mixed use local centre incorporating retail, leisure, social, cultural community and health facilities, green infrastructure, associated engineering works, access to New Road and Bramshall Road and associated internal access roads including demolition of Parks Farm and associated buildings, with all matters reserved (Addendum to Environmental Statement - Transport Assessment Addendum)”; and
  - P/2014/00883 – “Development of Phase 1 of the West of Uttoxeter Sustainable Urban extension comprising 58 dwellings, provision of green infrastructure, associated engineering works, access to Bramshall Road and associated internal access roads including demolition of Park Fields Farm and associated buildings (Amended Description)”.

- 1.3. The whole site, which is the subject of the outline planning application ref. P/2013/00882 (hereafter referred to as the 'Site'), covers an area of approximately 50.7 hectares (ha) and is located within the administrative boundary of the East Staffordshire Borough Council (ESBC).

- 1.4. The original outline planning application submitted in August 2013 (P/2013/00882), as well as the Phase 1 detailed planning application submitted in July 2014 (P/2014/00883) have not yet been determined. However, a consultee response to the original outline planning application (by Debbie Taylor, Landscape Archaeologist at Staffordshire County Council) recommended the following condition:

*“Prior to the commencement of the development hereby permitted, a written scheme of archaeological investigation ('the scheme') shall be submitted for the written approval of the District Planning Authority. The Scheme shall provide details of the programme of archaeological works to be carried out within the site, including post-excavation reporting and appropriate publication. The Scheme shall thereafter be implemented in full in accordance with the approved plans.”*

- 1.5. The most recent detailed planning application (P/2014/00677) was granted conditional consent, with the following condition:

### Condition 4

*“No development shall take place until a written scheme of investigation securing the implementation of a programme of archaeological work has been submitted to and approved in writing by the Local Planning Authority. The programme of work shall be implemented in accordance with the approved details.*

*Reason: To ensure that no development takes place which may adversely affect any items of archaeological interest without adequate prior investigation in accordance with the National Planning Policy Framework (particularly Section 12)..”*

- 1.6. As such, this specification for archaeological evaluation has been prepared in response to the advice received regarding the original outline planning application (P/2013/00882), the details of the Phase 1 planning application (P/2014/00883), and Condition 4 of the detailed planning application for access to the Phase 1 Site (P/2014/00677), regarding a requirement for a written scheme of investigation.
- 1.7. Section 2 of this document provides an overview of the archaeological background, defining areas suitable for further investigation. The following sections provide an overall methodology for further investigations, and determine contractor requirements. Appendix A elaborates on additional contractor requirements.
- 1.8. A desk based assessment and ES chapter by Waterman Energy, Environment and Design Ltd was submitted with the original planning application (P/2013/00882), and relied upon for the two subsequent planning applications (P/2014/00677 and P/2014/00677). These documents demonstrated the site’s potential for Medieval and post-Medieval assets within the Site boundary, namely:
  - 1) Two farm complexes (Parks Farm and Moss Beds), to which we now add Parkfields (formerly known as Kidlestich);
  - 2) Field boundaries (extant and relict); and
  - 3) Ridge and furrow, visible on aerial photography and on the ground during the Site walkover.
- 1.9. As highlighted during consultation with Staffordshire County Council archaeologists Stephen Dean and Debbie Taylor, the wider landscape (beyond the 1 km radius study area), has evidence for *“prehistoric and/or Roman sites at Stramshall (approximately 1.7 km to the north east) which have been identified as cropmarks in aerial photography. Furthermore recent archaeological work within the Dove Valley (Uttoxeter Quarry) [close to the confluence of the Rivers Dove and Tean] has begun to reveal an extensive late prehistoric landscape.”*
- 1.10. In view of the Site’s historic use for agricultural purposes (recently used mainly for pasture, although ridge and furrow is indicative of former use for arable cultivation), it is possible that further remains dating from the prehistoric and Roman periods survive buried within it.
- 1.11. It has been agreed with Staffordshire County Council, archaeological advisor to ESBC, that it will be necessary to provide information from a staged evaluation of the Site, which characterises heritage assets present within the Site. This evaluation would target areas with both potential for archaeology and low levels of expected truncation.
- 1.12. This specification for archaeological evaluation presents an outline methodology for the required work, and forms the basis for subsequent contractor specific written schemes of investigation which will accompany detailed/reserved matters application for each phase and/or sub-phase of the development, as appropriate.
- 1.13. The results of any intrusive and/or non-intrusive evaluation will need to be subject to suitable post-excavation assessment. The reports resulting from the fieldwork will present a digest of information on the character and significance of any buried heritage assets located.

## 2. Site Location and Description

- 2.1. The Site is approximately 50.7 hectares (ha) in area, centred on Ordnance Survey Grid Reference SK073343. The precise extent of the red line planning application boundary will be finalised as part of the planning, design and EIA work to be undertaken prior to submission of the application.
- 2.2. The Site lies adjacent to the existing western edge of Uttoxeter, with the A50 flanking the northern edge of the site and Bramshall Road to the south.
- 2.3. The landscape of the Site is characterised by agricultural land comprising approximately seven pastoral fields, Parks Farm, and associated outbuildings. To the north, it is bounded by a concrete track, hedgerow and the A50. To the west, a combination of the access track to Moss Beds farm and a hedgerow forms the boundary, with housing forming the boundary to the east. Mature trees are either within the fields (where over time only large oaks mark the location of earlier hedgerows) or are set within hedgerows, which have survived since at least the nineteenth century. Two public rights of way cross the Site.

### Geology and Topography

- 2.4. Uttoxeter lies at the tip of a promontory overlooking the river Dove to the east, the river Tean to the north and the Picknal Brook to the south. The town centre lies at around 91 m AOD at the junction of High Street and Bradley Street. It falls away to around 75 m AOD by the river Dove, 78 m AOD by the Picknal Brook and 85 m AOD by the river Tean. To the west the ground rises gradually reaching a high point of 138 m AOD at Bramshall to the south-west<sup>1</sup>.
- 2.5. Within the Site itself, a topographic survey by Beacon Land Surveys in February 2013 indicates that ground levels rise from approximately 91 to 93 m AOD at the east and north of the Site, respectively, to approximately 104 to 108 m AOD at the western and southern ends, respectively.
- 2.6. The underlying solid geology comprises rocks of the Mercia Mudstone Group. Overlying this are drift deposits, comprising Boulder Clay and unbedded Gravelly Clay for most of the Site, although with a narrow area of Glacial Sand and Gravel at the northern end of the Site.

<sup>1</sup> Staffordshire County Council and English Heritage, October 2011, Uttoxeter Historic Character Assessment (Staffordshire Extensive Urban Survey)



### 3. Archaeological Background

- 3.1. There are no designated heritage assets (scheduled monuments, listed buildings, registered parks and gardens or registered battlefields) within the 1 km radius study area. The nearest listed building is the Grade II listed early nineteenth century milepost (approximately 270 m north of the Site). The nearest scheduled monument is the Medieval Park Hall Moated Site, approximately 4.5 km to the north-west of the Site.
- 3.2. There are no conservation areas within the study area. The nearest conservation area is the Uttoxeter Conservation Area approximately 1.7 km to the east of the Site.
- 3.3. There have been no archaeological 'events' (excavations, watching briefs or other investigations) within the study area, although the HER does record areas of ridge and furrow visible in LiDAR and aerial photography of the area across the northern part of the scheme (see below).

#### Prehistoric, Roman and early Medieval (up to 1065AD)

- 3.4. The closest prehistoric monument is a bowl barrow at Toot Hill, designated as a scheduled monument, 2 km to the south-east of the town. There are two finds of high status implements from the general area: a Neolithic stone axe hammer and a bronze palstave.<sup>2</sup> However, recent work at Uttoxeter Quarry between the River Dove and River Tean has recovered evidence of late Neolithic pit digging, two early Bronze Age circular enclosures (one of which contained eight cremation burials) and elements of a middle Bronze Age burnt mound (principally the trough). This is typical ceremonial/burial activity on higher ground overlooking the river valleys, evidenced elsewhere in the region.
- 3.5. There is no evidence of occupation for the Roman period within the search area. The only Romano-British find from the area is a single Roman coin, which again is not securely located. The major settlement in the wider area during the early Medieval period was at Rocester 6 km to the north which lay on a Roman road running between Chesterton to the west and Derventio/Littlechester to the east. There have been suggestions that there were subsidiary Roman roads in the Uttoxeter area but there is currently no evidence to support this hypothesis.<sup>3</sup> As noted above, prehistoric and/or Roman sites at Stramshall (approximately 1.7 km to the north east) have been identified as cropmarks in aerial photography, although the dating and nature of these sites has not yet been verified by fieldwork.
- 3.6. The earliest form of Uttoxeter's place name gives a little more evidence. It is recorded in 1086 (Domesday Book) as *Wotocheshede* which Ekwall<sup>4</sup> suggests comes from an Old English personal name, *Wittuc* or *Wuttuc*. The suffix *haeddre* is perhaps used in the sense of 'heath'. Ekwall also speculates that the suffix may have been derived from *hæþærn*, meaning 'house on the heath'. The place name then being Wittuc's heath/ house on the heath; a name, which given the topography of the area, would seem fitting. We can only speculate as to the form of settlement. There may have been a church present towards the end of the period but if so its location is uncertain.<sup>5</sup>
- 3.7. Uttoxeter is recorded in the Domesday so there is a suggestion for earlier activity with 35 heads of households recorded, land for 10 ploughs, as well as its being held by the King. The EUS also records

<sup>2</sup> Staffordshire County Council and English Heritage, October 2011, Uttoxeter Historic Character Assessment (part of the Staffordshire Extensive Urban Survey)

<sup>3</sup> Staffordshire County Council and English Heritage, October 2011, Uttoxeter Historic Character Assessment (part of the Staffordshire Extensive Urban Survey)

<sup>4</sup> Ekwall, E. 1991. *The Concise Oxford Dictionary of English place-names*, 4<sup>th</sup> Ed.

<sup>5</sup> Staffordshire County Council and English Heritage, October 2011, Uttoxeter Historic Character Assessment (part of the Staffordshire Extensive Urban Survey)

the presence of two large oval enclosures within the town plan which may represent early Medieval enclosures.

- 3.8. To date relatively little archaeological work has been carried in these areas and so it is difficult to identify potential. However, the reference in Domesday and these two unusual, oval enclosures in the post-Medieval plan of the town would hint at early Medieval activity in the town (possibly for farmsteads or greens with settlement around their edges).

### Medieval (1066AD to 1539AD)

- 3.9. Our only definite piece of evidence for early Medieval Uttoxeter is its entry in the Domesday survey which describes an important settlement here belonging to the Earls of Mercia by 1066, indicated by its value and the number of villagers and smallholders recorded.
- 3.10. However, later in the Medieval period the status of this settlement changed with the granting of a market charter in 1251 and a Borough charter by the Earl of Derby in 1252, and the 1334 lay subsidy where Uttoxeter was taxed at £6 and 18s; considered to indicate a large amount for a middle ranking town with the town population possibly above the 500 mark before the Black Death, as described by EUS<sup>6</sup>. According to late fourteenth and fifteenth century documents, the town had 138 burgage plots with a thriving food and drinks trade while the market place contained numerous shops and cells.
- 3.11. There are nine HER records related to medieval ridge and furrow within the 1 km study area, including two within the Site (MST19215 and MST19216), within the fields to the south and to the east of Parks Farm. According to the HER, most of these sites are visible in LiDAR<sup>7</sup> and aerial photography<sup>8</sup> of the area (cropmarks). The ridge and furrow was also evident over large areas of the Site, from the Site walk-over survey (cropmarks), and was seen to be in varying states of preservation.
- 3.12. It is unlikely that the LiDAR identified any new sites not previously recorded on the HER as these records are part of the HER and have therefore been assessed previously.<sup>9</sup>
- 3.13. Outside the Site, the evidence of ridge and furrow is the only evidence of Medieval occupation within the study area. This may indicate that the area was mainly in use for agricultural purposes.

### Post Medieval and Industrial (1540AD to 1900AD)

- 3.14. The linear feature (MST2162) meandering to the north and east of the Site marks a section of the former route of the Uttoxeter Branch of the Caldon Canal. The Uttoxeter Canal was planned in 1797 but not completed until 1811. It linked Uttoxeter with the Caldon Canal and hence the mineral extraction and industrial sites in the Churnet Valley.
- 3.15. The course of the canal is mapped in the 1843 Tithe map, however, the Staffordshire Advertiser from the 14<sup>th</sup> July 1849 (cited in the VCH volume 2)<sup>10</sup> states that the canal was closed in the 1840s, “parts of it were filled in and the Churnet Valley Railway, opened in 1849, was built along its course”. At the time of the First Edition Ordnance Survey map in 1887 this linear feature is indeed labelled as “Churnet Valley Railway”. The A50 today partly follows the line of the canal.

<sup>6</sup> Staffordshire County Council and English Heritage, October 2011, Uttoxeter Historic Character Assessment (part of the Staffordshire Extensive Urban Survey)

<sup>7</sup> Digital Archive: Environment Agency. Lidar. SK0735

<sup>8</sup> Aerial Photograph: 2006-2010. Aerial photosurvey of Staffordshire - 2006-2010

<sup>9</sup> Trent Valley Archaeological Research Committee (unknown date) 1:10 000 Overlays. SK03SE A

<sup>10</sup> The Victoria History of the Counties of England, 1967. *A History of the Counties of Stafford*, Volume II, page 291

- 3.16. The Uttoxeter Tithe map, compiled between 1839 and 1845, indicates that the Park's Toll House (MST2159) was located approximately 350 m east of the Site, on the line of the A522/ New Road – a turnpike road constructed in the late eighteenth century. This building is later named as “Parks Cottage”. It was eventually demolished in the final quarter of the twentieth century to give way to residential development extending along this road.
- 3.17. A second toll gate is also marked on this tithe map, but not recorded on the HER. It was located on the southern turnpike, approximately 90 m to the east of the Site on the Bramshall Road. This building is named as Bramshall Villa on the first edition OS map and as Park House from the second edition onwards. Parts of this building survive and are visible from within the Site.
- 3.18. The Uttoxeter Tithe map also shows all the main farm complexes that currently survive within and around the Site were already in existence. Parks Farm, within the Site, was named as 'The Parks', and 'The Parks' as 'Parks Cottage', which was an error, as 'Parks Cottage' seems to have been an alternative name for the Toll Gate house.
- 3.19. It is interesting to note that by the time the first edition OS was published in 1887, Parks Farm is correct, but this time 'The Parks' and 'Parks Cottage' are swapped around. It is only in 1901 (second edition OS) that these properties are accurately named as 'Parks Cottage', 'The Parks' and 'Parks Farm', from east to west.
- 3.20. The farmstead known today as 'Moss Beds', in the central area of the Site, is not named on the Tithe. From the first edition OS onwards however its name has not changed.
- 3.21. 'Parkfields', which abuts the south west corner of the Site, is named as 'Kiddlestich' on the Tithe. It is first named as 'Parkfields' in the first edition OS.
- 3.22. A search through the Tithe map apportionments revealed that with the exception of the plots surrounding the farm houses, and a small plot (628) of arable to the south-west of Parks Farm, and six fields given to meadow (545, 549, 610, 616, 619, and 624), most of the Site was used for pasture.
- 3.23. This represents a change of arable use from Medieval times, as indicated by the remnants of ridge and furrow earthworks, and which are visible in aerial photography, LiDAR and were also visible on the ground during the Site walkover over large areas of the Site, in varying states of preservation.
- 3.24. Similarly, the hedgerows mapped in the Tithe and on the first edition OS map survive in many parts of the Site. It is worth noting that where they survive they are likely to meet one or more criteria for categorisation as 'important hedgerows'<sup>11</sup>, and will therefore be retained in the Development.
- 3.25. The Historic Landscape Characterisation for Uttoxeter<sup>12</sup> identifies a small area to the north-west of Parks Farm (HST17007), as early small rectilinear fields. The north-eastern third of the Site, including and surrounding Parks Farm, makes up an area (HST16014) defined by strip fields consistent with eighteenth to nineteenth-century enclosure. To the south-west of Parks Farm the landscape has been characterised as post-1880s, re-organised, piecemeal enclosure. The southern two thirds of the Site, including and surrounding Moss Beds and Park Fields (HST16015), are defined by strip fields associated with early re-organised piecemeal enclosure.
- 3.26. Eversley, a late nineteenth century large detached property (MST18801) is not marked on the first edition 25" OS map (1882-3), but is present by the time of the second edition (1901). The property, located approximately 500 m to the east of the Site (off Bramshall Road) was considerably enlarged in the late twentieth century.

<sup>11</sup> The Hedgerow Regulations, 1997

<sup>12</sup> Staffordshire County Council and English Heritage, October 2011, Uttoxeter Historic Character Assessment (part of the Staffordshire Extensive Urban Survey)



- 3.27. Hawthornden Manor (MST18802), a large property with associated landscaped grounds, appears on the second edition 25" OS map (1901), but was not present on the first edition (1882-3). It was built in the late 1880s/ 1890s and was the home of Samuel Brassington Bamford, a director of Bamfords Ltd, but has since been converted into flats. MST18803 marks the location of a landscape park associated with Hawthornden Manor. The parkland was established in the late 1880s/ 1890s and was later developed with housing in the twentieth century. Also associated with Hawthornden Manor is the former gate lodge (MST18804), also built in the late 1880s/ 1890s.

### 20<sup>th</sup> Century (1901AD to 1999AD)

- 3.28. Although the Site has remained relatively unchanged from the nineteenth century, the twentieth century has witnessed the urban expansion of Uttoxeter. A programme of road building and related development now forms the eastern and northern boundaries to the Site, respectively.
- 3.29. The Historic Urban Characterisation for Uttoxeter<sup>13</sup> characterises the area abutting the Site's eastern boundary (HUCA 12) as "dominated by housing development of late 20<sup>th</sup> century date".

<sup>13</sup> Staffordshire County Council and English Heritage, October 2011, Uttoxeter Historic Character Assessment (part of the Staffordshire Extensive Urban Survey)

## 4. Scope and Methodology

### Archaeological Building Recording – Parks Farm and Parkfields (formerly Kidlestich)

#### Scope

- 4.1. Both Parks Farm and Parkfields (and outbuildings) were occupied at the time of the last Site walkover in April 2013.
- 4.2. Both farm complexes are proposed to be demolished. As such, a minimum historic building recording of Level 3 would be appropriate mitigation prior to any development taking place. This will be carried out by an IfA registered archaeological contractor.
- 4.3. The building record is required to be undertaken of both farms building complexes, including the farmhouses and ancillary buildings.

#### Methodology

- 4.4. The investigation will conform to the Level 3 building recording requirements as set out in English Heritage's *Understanding Historic Buildings*<sup>14</sup>.
- 4.5. As a minimum, the drawing record will comprise measured plans (to scale or fully dimensioned) as existing. Plans should show the form and location of any structural features of historic significance, such as blocked doors, windows and fireplaces, masonry joints, ceiling beams and other changes in floor and ceiling levels, and any evidence for fixtures of significance, including former machinery.
- 4.6. The photographic record will comprise:
  - A general view or views of the building in its wider setting or landscape;
  - The building's external appearance (a series of oblique views will show all external elevations of the building);
  - The overall appearance of the principal rooms and circulation areas;
  - Any external or internal detail, structural or decorative, which is relevant to the building's design, development or use and which does not show adequately on general photographs;
  - Any machinery or other plant, or evidence for its former existence;
  - Any dates or other inscriptions, any signage, makers' plates or graffiti which contribute to an understanding of the building or its fixtures or machinery;
  - Any building contents or ephemera which enhance the understanding on the building's history and use; and
  - Copies of maps, drawings, views and photographs, present in the building and illustrating its development or that of its site.
- 4.7. The written account of the buildings will comprise:
  - The buildings' precise location, as a NGR and in address form;
  - A note of any statutory and non-statutory designations;

<sup>14</sup> English Heritage, 2006. *Understanding Historic Buildings: A guide to good recording practice*

- A date of the record, the name(s) of the recorder(s) and, if an archive has been created, its location;
  - A summary of the buildings' form, function, date and sequence of development;
  - An account of the buildings' overall form (structure, materials, layout) and their successive phases of development, together with evidence supporting this analysis;
  - An account of the past and present uses of the buildings and their parts, with the evidence of these interpretations. An analysis of any circulation pattern or decorative, iconographic or liturgical scheme. An account of any fixtures, fittings, plant or machinery associated with the buildings, and their purposes; and
  - Any evidence for the former existence of demolished structures or removed plant associated with the building.
- 4.8. General photographs should be taken with a Large Format camera using a monorail tripod, or with a Medium Format camera which has perspective control, using a tripod, where necessary. The contractor must have proven expertise in this type of work. Any detail photographs of structural elements should if possible be taken with a camera with perspective control. Other detail photographs may be taken with either a Medium Format or a 35mm camera. All detail photographs must contain a graduated photographic scale of appropriate dimensions (measuring tapes and surveying staffs are not considered to be acceptable scales in this context). A 2-metre ranging-rod, discretely positioned, should be included in a selection of general shots, sufficient to independently establish the scale of all elements of the building and its structure.
- 4.9. As an alternative to analogue photography, good quality digital photography may be supplied, using cameras with a minimum resolution of 8 megapixels. Digital images will only be acceptable as an alternative to analogue photography if each image is supplied in three file formats (as a RAW data file, a DNG file and as a JPEG file). The contractor must include metadata embedded in the DNG file. The metadata must include the following: the commonly used name for the Site and building being photographed, the relevant centred OS grid coordinates for the building to at least six figures, the relevant township name, the date of photograph, the subject of the photograph, the direction of shot and the name of the organisation taking the photograph.
- 4.10. The fieldwork should be managed by a Member of the Institute for Archaeologists (IfA) and the following guidelines and standards for archaeological fieldwork will be adhered to during the execution of the investigation:
- IfA - Code of Conduct (revised October 2013); and
  - IfA, - Standard and guidance for the archaeological investigation and recording of standing buildings or structures (revised October 2008).



## Archaeological Earthwork Survey (ridge and furrow and other earthworks)

### Scope

- 4.11. The Historic Landscape Characterisation for Uttoxeter<sup>15</sup> identifies a small area to the north-west of Parks Farm (HST17007), as early small rectilinear fields. The north-eastern two thirds of the Site, including and surrounding Parks Farm, makes up an area (HST16014) defined by strip fields consistent with eighteenth to nineteenth-century enclosure. To the south-west of Parks Farm the landscape has been characterised as post-1880s, re-organised, piecemeal enclosure. The southern two thirds of the Site, including and surrounding Moss Beds and Park Fields (HST16015), are defined by strip fields associated with early re-organised piecemeal enclosure.
- 4.12. The Desk Based Assessment (DBA) identifies two HER records related to medieval ridge and furrow within the Site. These are located within the fields to the south and to the east of Parks Farm (MST19215 and MST19216, respectively). They are visible in LiDAR, aerial photography of the area and were also observed during the Site walkover. It is possible that medieval ridge and furrow extended to other areas. Where it survives it is in a variable state of preservation, presumably due to erosion and possibly damage by ploughing. These assets would be destroyed by the proposed development, as such they should be recorded through field survey so as to ensure their preservation through record.
- 4.13. Medieval ridge and furrow represents a system of ploughing typically associated with open fields. It therefore predates the field boundaries which resulted from the eighteenth and nineteenth centuries' enclosure. These post-enclosure boundaries are evidenced in the Site by surviving hedgerows and, where these do not survive, by associated earthworks and mature trees. It is likely that evidence of original enclosures, where it does not survive, has been truncated by ploughing and natural erosion. Several hedgerows within the Site meet several criteria for designation as 'important hedgerows', and are therefore the proposed development will adopt existing post-medieval historic hedgerows into the final design where possible.

### Methodology

- 4.14. An analytical earthwork survey will be conducted as part of these works in order to measure and map the surface of the ground, accurately locating heritage assets. Additionally a photographic record of extant features (e.g. field boundaries and ditches) surveyed will be made. Photographic recording of all features will comprise 35 mm monochrome exposures supported by digital images.
- 4.15. The survey will follow English Heritage Level 2 standard methodology. This will include a descriptive record that provides qualitative information beyond the scope of Level 1 inspection<sup>16</sup>. The Level 2 record will provide a basic descriptive and interpretive record of any identified archaeological monument or landscape, as a result of the field investigation. The survey will be both metrically accurate and analytical, depicting the real landscape context of the archaeological features identified. The examination of the site will produce an analysis of its development and use, and the record will include the conclusions reached. However, the report will not discuss in detail the evidence on which this analysis is based.

<sup>15</sup> Staffordshire County Council and English Heritage, October 2011. *Uttoxeter Historic Character Assessment (part of the Staffordshire Extensive Urban Survey)*

<sup>16</sup> Ainsworth S, Bowden M and McOmish D 2007. *Understanding the Archaeology of Landscapes; a guide to good recording practice*. English Heritage Swindon.

- 4.16. The Level 2 record will include information required to satisfy broad academic and management requirements relating to historic ridge and furrow, and enclosures as identified by the existing desk based assessment.<sup>17</sup>
- 4.17. The survey itself will be undertaken utilising mapping grade GPS units (with sub-metre accuracy) to map the extent and location of archaeological earthworks, allowing both interpretation and a permanent record of the Site to be created. The report will include an accurately located plan of the Site, based on the results of field survey, at a scale that will represent the form of the features identified.
- 4.18. The location and direction of view of the photographs will be marked on a version of the survey drawing as a key to the photographic record.
- 4.19. The report will include a statement of method, accuracy, and of the quality of investigation and survey will normally be included (accuracy of GPS etc.). The survey will consult related information sets which may include (but not be limited to):
- field surveys,
  - records of buildings,
  - archives,
  - aerial and ground photography,
  - geophysical survey,
  - field-walking,
  - excavation records; and
  - other local sources.
- 4.20. Much of these has already been reviewed by the desk based assessment<sup>18</sup> which will be the core reference document for the survey. The Level 2 survey report will include:
- Description of the core monument,
  - the written account of survey results,
  - survey drawings: accurate cartographic location and extent of the monument(s) at scales of 1:10,000 and 1:2,500,
  - site plan at a scale of up to 1:2,500, and
  - ground photography, as appropriate.
- 4.21. The fieldwork should be managed by a Member of the Institute for Archaeologists (IfA) and the following guidelines and standards for archaeological fieldwork will be adhered to during the execution of the investigation:
- IfA - Code of Conduct (revised October 2013); and
  - IfA, - Standard and guidance for the archaeological investigation and recording of standing buildings or structures (revised October 2008).

<sup>17</sup> Waterman Energy, Environment and Design Ltd, June2013. *Land West of Uttoxeter - Heritage Desk Based Assessment*

<sup>18</sup> Waterman Energy, Environment and Design Ltd, June2013. *Land West of Uttoxeter - Heritage Desk Based Assessment*

## Geophysical Survey

### Scope

- 4.22. The geophysical prospection will be undertaken across all areas of proposed ground disturbance within the development. Consideration will be given to undertaking a trial area to assess the success of the proposed methodology.
- 4.23. Field survey by geophysical prospection is required to determine the extent and significance of subsurface features. The geophysical survey work encompassed by this brief should aim to ensure that any below ground features and sites, are identified and recorded to an appropriate level that will allow the potential significance of below ground deposits.

### Methodology

- 4.24. A professional team of field archaeological geophysical surveyors shall undertake the survey and associated factual and interpretive reporting. The number of staff involved and the structure of the team shall be stated in the contractor's written scheme of investigation.
- 4.25. Figure 2 highlights areas suitable for geophysical survey during Phase 1 of the development. Phase specific WSIs will define areas for further surveys once the reserved matter application details are available.
- 4.26. The contractor shall provide details of the site surveying policy in the Written Scheme of Investigation.
- 4.27. The survey will be conducted on a regular grid pattern tied into the National Grid. Details of the sampling interval will be provided within the contractor's written scheme of investigation.
- 4.28. Contractors must provide plots of raw data, as well as processed data, in line with English Heritage's *Geophysical Survey in Archaeological Field Evaluation* (Section 4.8)<sup>19</sup>.
- 4.29. The report shall be submitted within a length of time (but not exceeding 3 months) from the end of the fieldwork to be agreed between the developer and archaeological contractor, with a copy supplied to the HER as a digital report.
- 4.30. This report must contain:
- A full report, including text, diagrams and interpretation will be prepared. Greyscale and trace plots (for the magnetometer survey) will be created at an appropriate scale on A4 or A3 (1:1000 wherever possible). Magnetic anomalies will be abstracted and interpreted as far as possible and a confidence level will be suggested through colour coding. All work will be carried out in accordance with English Heritage guidelines;
  - The aims and methods adopted in the course of the geophysics; and
  - A concise non-technical summary of the project results.
- 4.31. A copy of the project archive must be prepared in line with Schmidt's *Geophysical Data in Archaeology: A Guide to Good Practice*<sup>20</sup>.
- 4.32. The fieldwork should be managed by a Member of the Institute for Archaeologists (IfA) and the following guidelines and standards for archaeological fieldwork will be adhered to during the execution of the investigation:

<sup>19</sup> English Heritage, 2008. *Geophysical Survey in Archaeological Field Evaluation*

<sup>20</sup> Schmidt et al. 2001. *Geophysical Data in Archaeology: A Guide to Good Practice*

- IfA - Code of Conduct (revised October 2013); and
- IfA, - Standard and guidance for archaeological geophysical survey (2011).

## Archaeological Trial Trench Evaluation

### Scope

- 4.33. The geophysical survey, prior to any development, would inform the scale and location of archaeological trial trenches. The trial trench evaluation of the Site, prior to any development, would be focused on areas of interest highlighted during the geophysical survey, where these coincide with where development proposals would be most likely to cut into the existing stratigraphy.
- 4.34. This information would be provided during each reserved matters application for applicable phases.
- 4.35. A representative sample of the area, proportionate to its significance, would then be obtained.
- 4.36. The decision of how many and where the trial trenches would be located will be made through discussion between Waterman EED, Staffordshire County Council, archaeological advisor to ESBC, and the contracting archaeological organisation.

### Methodology

- 4.37. The trial trenches will generally be between 10 – 30 m by 2 m, unless local circumstances or safety considerations make this impractical.
- 4.38. The depth of the trial trenches cannot be specified at this stage, but will initially be machine cut to the higher heritage asset encountered or natural deposits. No staff will enter a trench deeper than 1.2 m without prior agreement of their supervisor following an acceptable risk assessment and implementation of any identified safety measures.
- 4.39. All machine work must be completed under archaeological supervision and should cease immediately if buried heritage assets are revealed.
- 4.40. The machine used should be powerful enough for a clean job of work and able to mound spoil neatly at a safe distance from excavation edges. All spoil should be observed and metal detected for any archaeological finds.
- 4.41. Any human remains that are encountered will initially be left *in situ* and reported to the appropriate authorities. Subsequent removal will comply with the relevant Ministry of Justice regulations and current archaeological best-practice.
- 4.42. All finds of gold and silver, or hoards of prehistoric metals will be moved to a safe place and reported to the coroner's office according to the procedures relating to the Treasure Act 1996. Where removal cannot be completed on the same working day as the discovery, suitable security measures will be taken to protect the artefacts from theft or damage.
- 4.43. A sufficient sample will be made of archaeological features and deposits at a sufficient level to characterise them. Features such as hearths, burials, surfaces and the key relationships will be investigated in such a way as to minimise unnecessary destruction.
- 4.44. All excavated features and deposits will be fully recorded and assigned context numbers in accordance with English Heritage and IfA standards and guidance.



- 4.45. Suitable contexts will be subjected to environmental sampling at an appropriate scale. This work will meet the minimum standards recommended by the ESBC's archaeological advisors (Staffordshire County Council). Decisions regarding which contexts are suitable for environmental sampling will be made through consultation with Waterman EED, ESBC's archaeological advisors (Staffordshire County Council) on Site, and with the English Heritage regional scientific advisor if considered necessary following these discussions.
- 4.46. All artefactual and ecofactual remains, whether stratified or not (including material from spoil tips), will be collected, bagged and labelled. Artefacts will be subject to preliminary study on-site in order to help date excavation contexts.
- 4.47. Photographic recording of trial trenches and features within them will comprise 35mm monochrome exposures supported by digital images.
- 4.48. The trial trenches will not be backfilled before Waterman EED and ESBC's archaeological advisors (Staffordshire County Council) have inspected them, or that agreement has otherwise been obtained.
- 4.49. The backfilling will comprise all excavated materials (excluding archaeological artefacts and environmental samples) being returned into the trial trenches in layers and compressed by the back of the mechanical excavator's bucket.
- 4.50. The recording system must be compatible with EH and IfA standards and guidance. The recording system will also be compliant with other systems used in the region. The recording system will be based on single context planning as informed by the Museum of London 'red book'. Pro-forma context sheets should include all relevant stratigraphic relationships and for complex stratigraphy a separate matrix diagram should be employed. The following plans and sections are required:
- An overall Site plan of the excavated area will be prepared detailing archaeological deposits as well as the extent of the area relative to the National Grid on a 1:2,500 plan. An overall evaluation plan will be prepared at 1:100 scale;
  - Sections containing significant deposits, including half sections, should be drawn as appropriate. Section drawing should include heights Ordnance Datum (OD);
  - All archaeological plans and sections should be on drawing film and at a scale of 1:10 or 1:20 and should include context numbers and OD spot heights for all principal strata and features; and
  - An adequate photographic record of any significant archaeological remains is required, in both plan and section.
- 4.51. A high priority should be given to dating any remains and so all artefacts and finds are to be retained. Consideration should also be given to the recovery of specialist samples for scientific analysis, particularly samples for absolute dating, structural materials and cultural / environmental evidence. Environmental samples should be taken from suitable deposits and examined for carbonised remains, macroscopic plant remains, pollen, seeds, insect, molluscs etc.
- 4.52. All finds and samples are to be treated in a proper manner to prevent deterioration. This will involve cleaning and conservation where necessary and labelling, cataloguing and secure storage in appropriate containers.
- 4.53. The archaeological contractor will submit as part of the WSI for the excavation a strategy for palaeo-environmental sampling on the Site and for processing and analysis of samples. This work should accord with the minimum standard guidance provided by English Heritage and the IfA. The

archaeological contractor shall carry out an assessment of the palaeo-environmental potential of the Site and shall submit this assessment in concise form in writing within the full post-excavation assessment report. The archaeological contractor is expected to seek the advice of a palaeo-environmental specialist in this regard.

- 4.54. The archaeological contractor will need to demonstrate that arrangements are in hand to cover all necessary processing, conservation and specialist analysis of finds and samples, including if necessary the conservation of organic and composite materials and dendrochronological and environmental analysis of samples.
- 4.55. Every effort should be made to ensure that finds analysis is consistent with existing local systems.
- 4.56. The evaluation report should include:
  - A review of the aims and methods used in the trial trenching;
  - A table summarising the descriptive text showing the features, classes and numbers of artefacts and their interpretation;
  - Artefact analysis to include the production of a descriptive catalogue with finds critical for dating and interpretation illustrated;
  - The report should be illustrated with appropriate material including Site and excavation area plans, sections (1:10), plans of any archaeological features (1:20) and general and detailed photographs;
  - The nature, extent, date, condition and significance of the archaeological and environmental material uncovered with specialist opinions and parallels from other sites in the area;
  - An interpretation of the results should be produced and attention should be given to the significance of the remains in local, regional and national terms, if appropriate; and
- 4.57. A reconsideration of the methodology used, including a confidence rating of the strategy and the results.
- 4.58. The draft evaluation reports will be submitted to Waterman EED for verification and approval. It will be the property of the Applicant and will represent a confidential document.
- 4.59. Once finalised, a hard copy of each report, as well as e-copy, as a pdf, will also be submitted to Staffordshire County Council, archaeological advisor to ESBC for inclusion in the HER. In addition, the photographic record of the works will be made available to the National Monuments Record (NMR) prior to archiving in order to enable selection of suitable materials for copying for inclusion into the HER. Once submitted, the evaluation report will become a public document.
- 4.60. Provision will be made for an appropriate level of academic publication of the results of the evaluation. A summary report will be prepared by the contractor and submitted for publication in the relevant local journal. Additional publication requirements will be agreed with Staffordshire County Council, archaeological advisor to ESBC.

## **5. Monitoring and Access**

- 5.1. Staffordshire County Council, archaeological advisor to ESBC, and Waterman EED will inspect the archaeological works to ensure that they are being conducted to the proper professional standards and in accordance with the agreed method statement. To facilitate this, a projected timetable for Site work will be agreed between the applicant and their advisors (Waterman EED), ESBC and their advisors (Staffordshire County Council), and the contracting archaeological organisation.
- 5.2. Access to the Site will be granted to Waterman EED, their subcontractor and Staffordshire County Council.
- 5.3. Notification of the supervisor/project manager's name for the project shall be provided to the Staffordshire County Council (archaeological advisor to ESBC) one week in advance of commencement of work.
- 5.4. Any variations of the written scheme of investigation shall be agreed with Staffordshire County Council (archaeological advisor to ESBC) prior to them being carried out.

## **6. Health and Safety**

- 6.1. The contractor shall comply with the requirements of the Construction (Design and Management) Regulations, 2007. The archaeological contractor is advised to prepare a Risk Assessment for the Site in accordance with the organisation's health and safety policy. Health and safety will take priority over archaeological matters. All archaeologists undertaking fieldwork must comply with all relevant Health and Safety Legislation. In particular, the machine should be kept away from unsupported trench / excavation edges and public access should be restricted. Barriers, hoardings and warning notices should be installed as appropriate. Safety helmets are to be used by all personnel as necessary.
- 6.2. Available reports and drawings pertaining to ground conditions and services will be provided to the archaeological contractor, however, any further information deemed necessary shall be obtained by the contractor prior to intrusive works commencing. In addition to written records it is expected as a minimum that trenches should be checked for services using a CAT scanner. The contractor is responsible for any damage and repairs to site services.
- 6.3. Spoil must be kept at a safe distance from the trench / excavation edge, however, the location of the spoil heap may be within the Site or spoil may be removed off-site immediately.
- 6.4. No existing rights of way or accesses should be blocked during the course of Site work. No trees or protected species should be harmed by Site works. Adjacent public roads should be kept free of mud and spoil.



## 7. Archiving

- 7.1. At the start of work (immediately before fieldwork commences) an OASIS online record <http://ads.ahds.ac.uk/project/oasis/> must be initiated and key fields completed on Details, Location and Creators forms. All parts of the OASIS online form must be completed. This should include an uploaded pdf version of the entire report (a paper copy should also be included with the archive).
- 7.2. The archive will be prepared and a post-excavation assessment undertaken immediately after the Site works have been completed, and will be finalised within 12 months of site work completion. This will be prepared in accordance with the specification given in Appendices 4 and 5 in MAP 2 (English Heritage 1991) and MoRPHE (English Heritage 2006).
- 7.3. Each category of finds will be assessed by specialist staff and recommendations prepared for a further study should this be required by Staffordshire County Council. All artefacts and ecofacts will be processed in accordance with standard practice. No artefacts, ecofacts or environmental samples will be discarded without written permission from Staffordshire County Council.
- 7.4. The Site archive, which comprises records of the building recording, earthwork survey, geophysical survey and trial trenching, and any materials recovered, including written elements, plans and drawings, photographic prints and transparencies (where appropriate) and other primary data recovered during the investigation, must be quantified, ordered, indexed and made internally consistent. It should also contain, as a minimum requirement, a Site matrix, Site summary (a short report giving a preliminary account of the discoveries) and brief written observations on the artefactual and environmental data.
- 7.5. Work on the Site archive shall be completed by the contractor within twelve calendar months of completion of the archaeological field investigation. Upon completion of the Site archive the archaeological contractor shall arrange a meeting with to Staffordshire County Council (archaeological advisor to ESBC) to present the archive for inspection prior to its deposition in the HER.
- 7.6. All artefacts (e.g. pottery, metalwork, objects in worked flint and stone, wood, bone, horn and leather, slag) and ecofacts (organic finds such as bones, preserved ancient plant remains, seeds, pollen and charcoal, soil samples) recovered during the archaeological investigation will be made available to the contractor pending completion of the excavation report, to be stored during the course of the archaeological investigation at the contractor's secure offices or usual place of secure storage of archaeological finds.
- 7.7. All artefacts recovered during the archaeological investigation are to be suitably washed (where the condition of the artefacts allows) and marked by the contractor and all artefacts and ecofacts bagged and boxed by the contractor, in accordance with current United Kingdom Institute for Conservation (UKIC) / RESCUE publication First Aid for Finds (3rd. ed. 1998). All 'small finds' will be boxed together, separate from bulk finds.
- 7.8. In preparing cost estimates for the archaeological investigation, the contractor should include provision for at least a basic minimum level of conservation of finds liable to deterioration after excavation.
- 7.9. Subject to the legislation of the Treasure Act 1996, all artefacts and ecofacts unearthed from the investigation and all other elements of the Site archive (as defined in EH's The Management of Archaeological Projects [1991]) should be deposited by the contractor in an appropriate public

museum registered or provisionally registered by the Museums and Galleries Commission and acceptable to Staffordshire County Council. No artefacts or ecofacts from the Site shall be deposited in the relevant depository without the prior written consent of the landowner. Should the land owner be unwilling to deposit the archive with an agreed public museum, a full photographic and drawn survey will need to be made of all artefacts and elements being withheld.

- 7.10. In the absence of an appropriate archive, provision should be made by the archaeological contractor for retaining the project archive until such time as a suitable depository is available and arrangements have been made for the transfer of the archive.
- 7.11. The archaeological organisation will then ensure that the Collections Manager is notified and liaised with at an early stage. It is the responsibility of the archaeological contractor to meet the local museum's reasonable requirements with regard to the preparation of archives for deposition.
- 7.12. Provision should be made for the payment of a 'deposit grant' at the time of archive transfer towards the costs of archive curation in perpetuity. The rates and requirements currently employed by archive stores in the county for its archive store should be used for guidance.
- 7.13. Prior to the deposition of finds in the recipient museum, the archaeological contractor should agree with that museum the sample or quantity of bulk finds (pottery, animal and (if appropriate) human bone, other ecofactual material, building material, burnt flint, worked flint and stone) to be deposited.
- 7.14. All excavated artefacts and ecofacts and all other elements of the Site archive should be delivered by the contractor to the recipient museum as one deposit, and written confirmation of this should be provided to ESBC's advisor. Where this arrangement is not practicable lists will be submitted by the contractor to the recipient museum of objects not deposited, together with information as to the quantity involved and their current location, reasons why items have not been deposited and a timetable for their ultimate deposition.
- 7.15. The contractor should contact the recipient museum prior to preparing cost estimates for the work in order to discuss any special requirements for the deposition of finds.
- 7.16. Subject to the resources available and to discussion with the recipient museum all articles needing conservation will be properly stabilised by the contractor prior to their deposition at the recipient museum and records of their treatment lodged with the museum. Those items for which available resources do not permit stabilisation will be separately packed and listed by the contractor.
- 7.17. Prior to commencement of the archaeological investigations the contractor shall obtain from the recipient museum an accession number(s) for excavated artefacts and ecofacts from the project and any guidelines regarding deposition of such artefacts and ecofacts specific to the recipient museum.
- 7.18. All finds, save those specifically excluded by the recipient museum or excluded on grounds of size/material, must also be marked by the contractor with the recipient museum's accession number.
- 7.19. Artefacts and ecofacts deposited by the contractor in the recipient museum must be accompanied by the remainder of the original Site archive or by a complete duplicate record thereof. A microfiched security copy of the Site archive should also be supplied by the archaeological contractor to the recipient museum.
- 7.20. Subject to the agreement of the landowner, all artefacts and ecofacts recovered from the archaeological evaluation should be deposited by the archaeological contractor within the recipient museum within five years from the date of completion of the investigation.

- 7.21. Copyright of the written, drawn and photographic elements of the Site Archive shall be vested jointly with the archaeological contractor and the recipient museum.
- 7.22. The following documents should be adhered to:
- Museum and Galleries Commission - Standards in the Museum Care of Archaeological Collections (1992); and
  - EH - Management of Archaeological Projects (MAP2) (1991) and MoRPHE (2006).

## **8. Requirements of the Archaeological Contractor(s)**

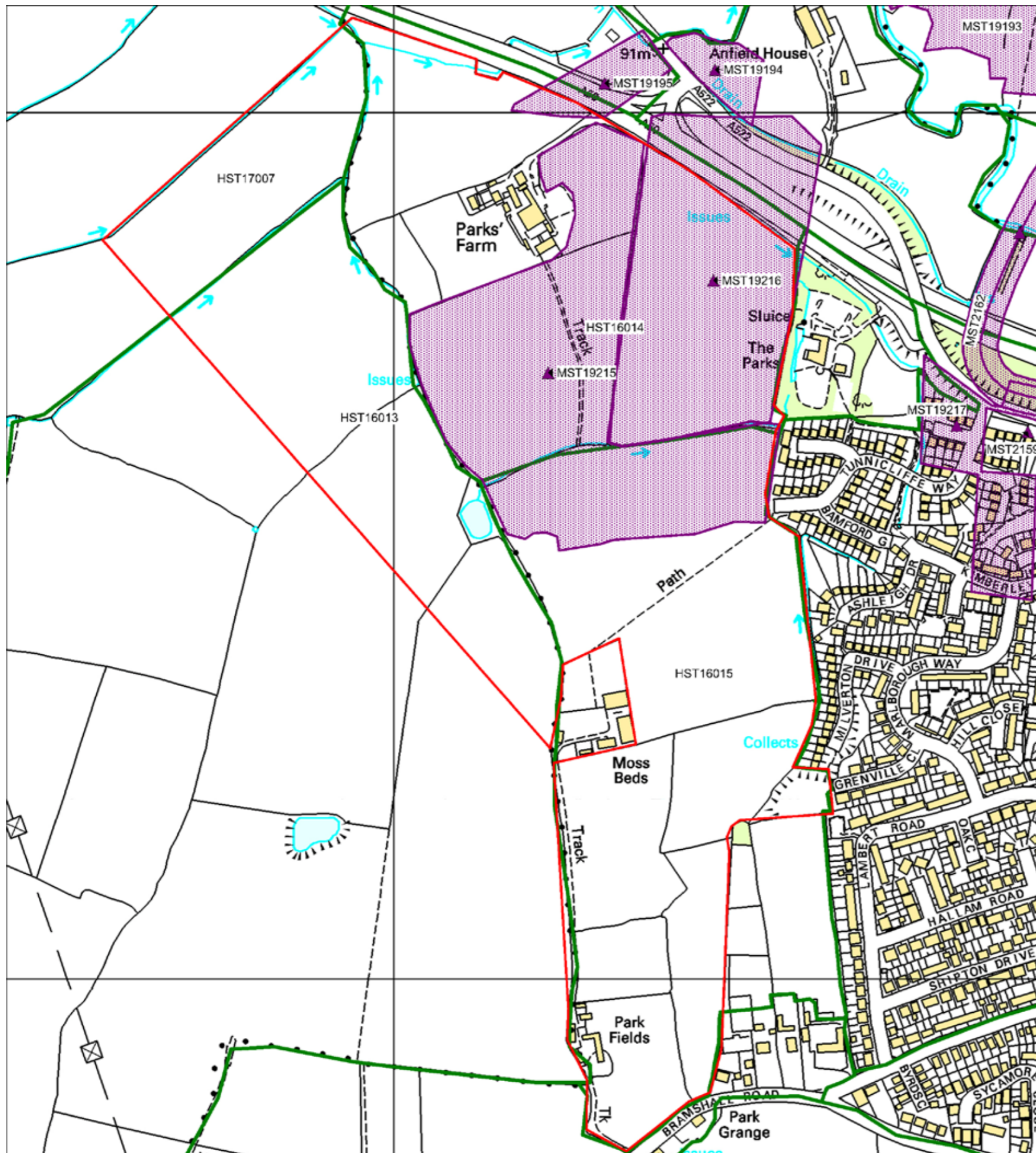
- 8.1. The archaeological contractor(s) will provide Waterman EED with a detailed WSI for undertaking the archaeological work outlined above, which will be compatible with the requirements of Staffordshire County Council, archaeological advisor to ESBC. This will include all fieldwork and archiving.
- 8.2. It will include a brief method statement, resourcing levels and programme / schedule for the works. The archaeological contractor should also provide a brief career profile of the Site supervisor which demonstrates his / her suitability for undertaking the work.
- 8.3. A full cost estimate for the fieldwork, post-excavation and archiving should be provided to Waterman EED's Project Archaeologist.



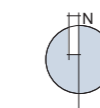
## FIGURES

Figure 1: Historic Environment Records

Figure 2: Areas Proposed for Further Archaeological Investigations

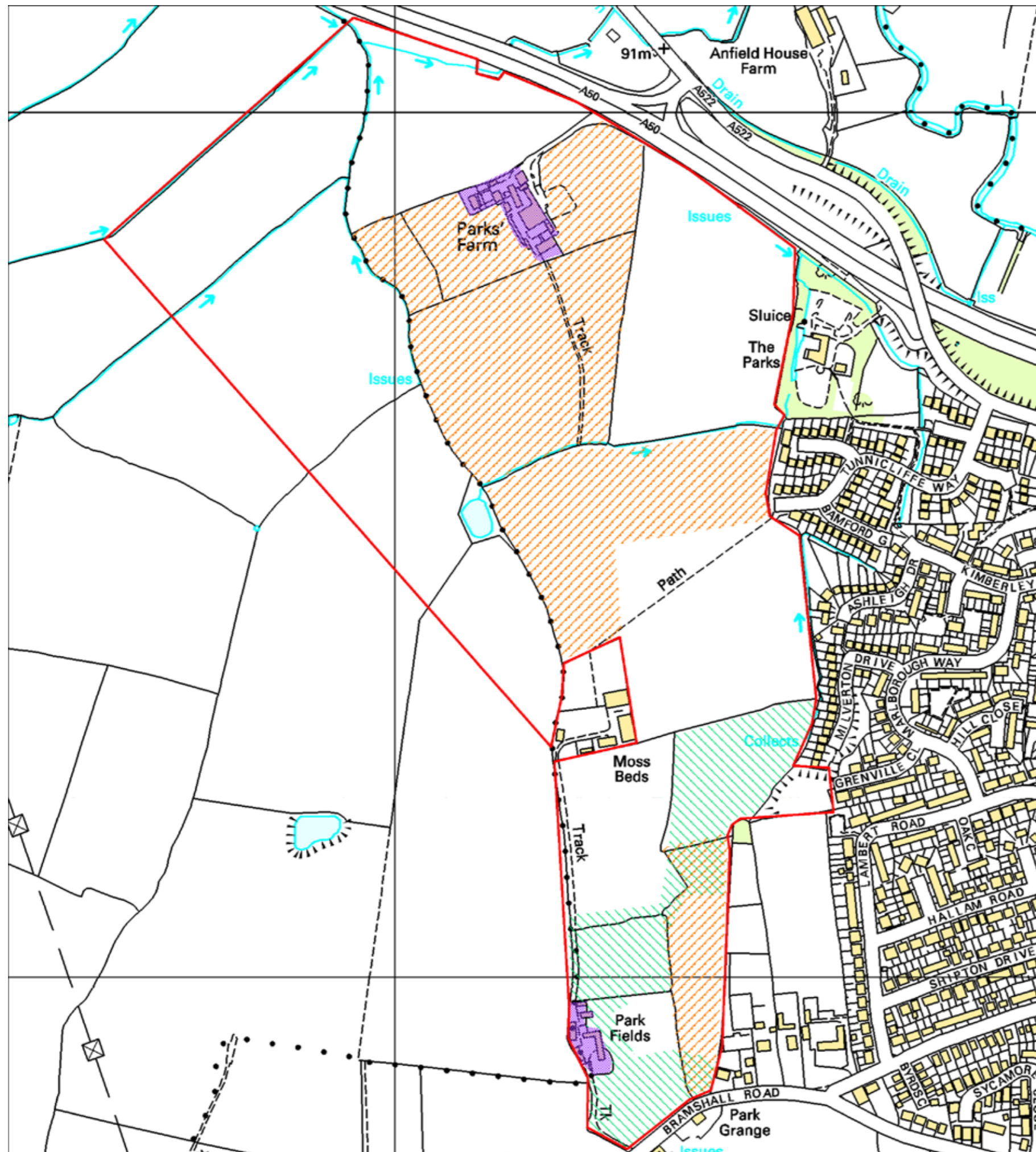


- Approximate Site Boundary
- ▲ HER point
- HER line
- HER polygon
- Historic Landscape

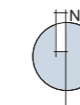


Project Details	EED13542-101: Land West of Uttoxeter
Figure Title	Figure 1: Historic Environment Records
Figure Ref	EED13542-101_GR_WSI_1A
Date	August 2014
File Location	\\nt-lncsl\weed\projects\eed13542\100\graphics\wsi\issued figures





- Approximate Site Boundary
- Building Recording
- Earthworks Survey
- Geophysical Survey



Project Details	EED13542-101: Land West of Uttoxeter
Figure Title	Figure 2: Areas proposed for further archaeological investigations
Figure Ref	EED13542-101_GR_WSI_2A
Date	August 2014
File Location	\\nt-lncsl\weed\projects\eed13542\100\graphics\wsi\issued figures



## APPENDICES



## **A. Standard Requirements**

### General

- A1.1 The requirements of the Brief will be met in full where reasonably practicable.
- A1.2 Any significant variations to the proposed methodology will be agreed with the Local Authority's archaeological representative in advance.
- A1.3 The scope of work detailed in the main part of the specification is aimed at meeting the aims of the project in a cost-effective manner. Waterman EED attempts to foresee possible site-specific problems and resource these. However there may be unusual circumstances which have not been included in the costing and programme, such as:
- Unavoidable delays due to extreme bad weather;
  - Vandalism; and
  - Complex structures or objects, including those in waterlogged conditions, requiring specialist removal.

### Health and Safety and Insurance

- A1.4 All work will be carried out to the requirements of Construction (Design and Management) Regulations (2007) and any main contractor's requirements.
- A1.5 The archaeological contractor will hold Employers Liability Insurance, Public Liability Insurance and Professional Indemnity Insurance. Details will be supplied on request.
- A1.6 Waterman EED and the archaeological contractor will not be liable to indemnify the Client against any compensation or damages for or with respect to:
- Damage to crops being on the Area or Areas of Work (save in so far as possession has not been given to the archaeological contractor);
  - The use or occupation of land (which has been provided by the Client) by the Project or for the purposes of completing the Project (including consequent loss of crops). Interference whether temporary or permanent with any right of way, light, air or water or other easement or *quasi* easement which are unavoidable result of the Project in accordance with the Agreement;
  - Any other damage which is the unavoidable result of the Project in accordance with the Agreement; and
  - Injuries or damage to persons or property resulting from any act or neglect or breach of statutory duty done or committed by the Client or his agents, servants or their contractors (not being employed by Waterman EED) or for or in respect of any claims demands proceedings damages costs charges and expenses in respect thereof or in relation thereto.

### Copyright and Confidentiality

- A1.7 Waterman EED and the archaeological contractor will retain full copyright of any commissioned reports, tender documents or other project documents, under the Copyright, Designs and Patents

Act 1988 with all rights reserved; excepting that it will provide an exclusive licence to the Client in all matters directly relating to the project as described in the WSI.

- A1.8 Waterman EED and the archaeological contractor will assign copyright to the Client upon written request but retains the right to be identified as an author of all project documentation and reports as defined in the Copyright, Designs and Patents Act 1988 (Chapter IV. S.79).
- A1.9 Waterman EED will advise the Client of any such materials supplied in the course of projects that are not Waterman EED's or the archaeological contractor's copyright.
- A1.10 Waterman EED undertakes to respect all requirements for confidentiality about the Client's proposals provided that these are clearly stated. It is expected that such conditions shall not unreasonably impede the satisfactory performance of the services required. Waterman EED further undertake to keep confidential any conclusions about the likely implications of such proposals for the historic environment. It is expected that clients respect Waterman EED's general ethical obligations not to suppress significant archaeological data for an unreasonable period.

### Standards and Procedures

- A1.11 Waterman EED and the archaeological contractor shall conform to the standards of professional conduct outlined in the IfA Code of Conduct, the IfA Code of Approved Practice for the Regulation of Contractual Arrangements in Field Archaeology, the IfA Standards and Guidance for Field Evaluations, Desk Based Assessment, etc. and the British Archaeologists and Developers Liaison Group Code of Practice.
- A1.12 Project Supervisors normally will be recognised in an appropriate Area of Competence by the IfA.



**B. Waterman Energy, Environment and Design Ltd, June 2013. Land West of Uttoxeter - Heritage Desk Based Assessment**



## **Land West of Uttoxeter**

### **Heritage Desk Based Assessment**

June 2013

**Waterman Energy, Environment & Design Limited**

Merchants House, Wapping Road, Bristol BS1 4RW , United Kingdom  
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# Land West of Uttoxeter

## Heritage Desk Based Assessment

**Client Name:** St Modwens  
**Document Reference:** EED13542-100\_R\_1\_2\_3\_SP\_JGS  
**Project Number:** EED13542-100

### Quality Assurance – Approval Status

This document has been prepared and checked in accordance with Waterman Group's IMS ( BS EN ISO 9001: 2008, BS EN ISO 14001: 2004 and BS OHSAS 18001:2007)

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Issue	Date	Prepared by	Checked by	Approved by
First	April 2013	Susana Parker Consultant Archaeologist	Jonathan Smith Principal Archaeologist	Fiona McKenzie Technical Director
Second	June 2013	Susana Parker Consultant archaeologist	Jonathan Smith Principal Archaeologist	Fiona McKenzie Technical Director
Third	June 2013	Susana Parker Consultant archaeologist	Jonathan Smith Principal Archaeologist	Fiona McKenzie Technical Director

### Comments

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Third review taking consultation comments by Principal Archaeologist to Staffordshire County Council.

### Our Markets



Property & Buildings



Transport & Infrastructure



Energy & Utilities



Environment



## Disclaimer

This report has been prepared by Waterman Energy, Environment & Design Ltd, with all reasonable skill, care and diligence within the terms of the Contract with the client, incorporation of our General Terms and Condition of Business and taking account of the resources devoted to us by agreement with the client.

We disclaim any responsibility to the client and others in respect of any matters outside the scope of the above.

This report is confidential to the client and we accept no responsibility of whatsoever nature to third parties to whom this report, or any part thereof, is made known. Any such party relies on the report at its own risk.

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## 1. Introduction

- 1.1. This heritage assessment has been prepared by Waterman Energy, Environment & Design Ltd (Waterman EED) on behalf of St Modwen to support the submission of a planning application for development of the Site. The location and extent of the Site is shown in **Figure 1**.
- 1.2. The aim of the report is to provide a baseline summary of known, built and buried heritage assets for the area based on existing data, the analysis of historic sources and a walk-over survey. The aim is to also assess the potential for unknown buried heritage assets and the nature of any impact that the Development is likely to have on the buried historic environment. In addition, the impact of the development on the settings of built and buried heritage assets surrounding the Site is also assessed.
- 1.3. The assessment follows best practice procedures produced by English Heritage and the Institute for Archaeologists (EH 2009<sup>1</sup> and IfA 2012<sup>2</sup>) and that contained in Section 12 of the National Planning Policy Framework (NPPF), *Conserving and Enhancing the Historic Environment* (DCLG 2012).
- 1.4. In light of the planning policy context relating to heritage (see below for detail), this assessment forms the basis for the consideration of the need for any further archaeological investigations pre-determination to inform the planning process, such as an archaeological evaluation, and also the need, as necessary, of any measures that would mitigate the Development's impact on the built and buried historic environment.

### The Site

- 1.5. The Site is approximately 50.56 hectares (ha) in area, centred on Ordnance Survey Grid Reference SK073343. The precise extent of the red line planning application boundary will be finalised as part of the planning, design and EIA work to be undertaken prior to submission of the application.
- 1.6. The site lies adjacent to the existing western edge of Uttoxeter, with the A50 flanking the northern edge of the site and Bramshall Road to the south.
- 1.7. The landscape of the site is characterised by agricultural land comprising approximately seven pastoral fields, Parks Farm, and associated outbuildings. To the north, it is bounded by a concrete track, hedgerow and the A50. To the west, a combination of the access track to Moss Beds farm and a hedgerow forms the boundary, with housing forming the boundary to the east. Mature trees are either within the fields (where over time only large oaks mark the location of earlier hedgerows) or are set within hedgerows, which have survived since at least the nineteenth century. Two public rights of way cross the site.

### Topography

- 1.8. Uttoxeter lies at the tip of a promontory overlooking the river Dove to the east, the river Tean to the north and the Picknal Brook to the south. The town centre lies at around 91 m AOD at the junction of High Street and Bradley Street. It falls away to around 75 m AOD by the river Dove, 78 m AOD by the Picknal Brook and 85 m AOD by the river Tean. To the west the ground rises gradually reaching a high point of 138 m AOD at Bramshall to the south-west<sup>3</sup>.
- 1.9. Within the Site itself, a topographic survey by Beacon Land Surveys in February 2013 indicates that ground levels rise from approximately 91 to 93 m AOD at the east and north of the Site, respectively, to approximately 104 to 108 m AOD at the western and southern ends, respectively.

<sup>1</sup> Greater London Archaeological Advisory Service, 2009, Standards for Archaeological Work

<sup>2</sup> Institute for Archaeologists, November 2012, Standard and Guidance: Desk Based Assessments

<sup>3</sup> Staffordshire County Council and English Heritage, October 2011, Uttoxeter Historic Character Assessment (Staffordshire Extensive Urban Survey)

## Geology

- 1.10. The underlying solid geology comprises rocks of the Mercia Mudstone Group. Overlying this are drift deposits, comprising Boulder Clay and unbedded Gravelly Clay for most of the Site, although with a narrow area of Glacial Sand and Gravel at the northern end of the Site.

## Scope of Works

- 1.11. The proposed development would comprise up to 700 dwellings and 10 ha of employment use, a site for a First School, local centre, associated infrastructure, other transport measures and, off-site highway improvements, new internal roads and a comprehensive framework of new landscape proposals including open space and habitat creation<sup>4</sup>.

<sup>4</sup> FPCR, March 2013, Land at Parks Farm Uttoxeter - Environmental Statement – Scoping Report on behalf of St Modwen Developments Ltd

## 2. Relevant Planning Policy

### National

#### National Planning Policy Framework (NPPF)<sup>5</sup>

- 2.1. Section 12 of the NPPF, *Conserving and enhancing the historic environment* provides Government policy on planning and the historic environment. Section 12 of the NPPF states, in paragraph 128, that a planning applicant is required *"to describe the significance of any heritage assets affected, including any contribution made by their setting"*.
- 2.2. As a minimum, the NPPF requires that the relevant historic environment record will be consulted and any heritage assets likely to be affected by the proposal will have their significance assessed using appropriate expertise. Where an application site may have an effect on heritage assets, an appropriate desk assessment should be provided to inform the planning authority's decision-making and, where appropriate, field evaluation will be undertaken to further inform planning decisions.
- 2.3. Section 12, paragraph 132, of the NPPF adds that *"heritage assets are irreplaceable, any harm or loss should require clear and convincing justification"* and Section 12, paragraphs 133 and 134 state that any harm caused by the proposal to heritage assets should be weighed against the public good of the proposal, including securing the optimum viable use of the asset(s).

### Local

- 2.4. The current Development Plan for East Staffordshire consists of:
  - The Adopted East Staffordshire Local Plan, 2006 (saved policies edition);<sup>6</sup> and
  - Minerals and Waste Local Plans (produced by Staffordshire County Council).
- 2.5. There are no relevant policies saved in the Adopted East Staffordshire Local Plan or the Minerals and Waste Local Plans.
- 2.6. East Staffordshire Borough Council has produced a number of Supplementary Planning Documents, of which 'Re-use of Rural Buildings Supplementary Planning Document' (adopted September 2010)<sup>7</sup> is relevant for the interpretation of policy BE15 of the Local Plan. The 'Guidance on Traditional Farmsteads in East Staffordshire' (March 2011)<sup>8</sup> complements this Supplementary Planning Document.
- 2.7. Additionally, East Staffordshire Borough Council has started work on a new Local Plan<sup>9</sup> and the preferred options document issued in July 2012 includes draft policy relevant for heritage, namely Policy DP8 'Historic Environment' which states:

*"Development will be permitted in conservation areas, including the demolition of existing buildings, where it preserves or enhances the character or appearance of the conservation area, meets the following criteria and would, in all other respects, be compliant with the East Staffordshire Design Guide (or any superseding document) and other relevant policies in the development plan:*

<sup>5</sup> Department for Communities and Local Government, March 2012, National Planning Policy Framework

<sup>6</sup> East Staffordshire Borough Council, July 2006, East Staffordshire Local Plan ("saved" policies beyond 20 July 2009)

<sup>7</sup> East Staffordshire Borough Council, September 2010, Re-use of Rural Buildings – Supplementary Planning Document

<sup>8</sup> East Staffordshire Borough Council, March 2011, Guidance on Traditional Farmsteads in East Staffordshire

<sup>9</sup> East Staffordshire Borough Council, July 2012, East Staffordshire Local Plan "Planning for Change" - Preferred Option

- *New development should respect the character of the existing architecture in scale, form, materials and detailing;*
- *Proposals for development adjacent to conservation areas should be designed to be in harmony with the character or appearance of the area;*
- *Views into and out of the conservation area will remain unspoilt.*

*Alterations and extensions to listed buildings will be considered having regard to the statutory duty to have special regard to the desirability of preserving listed buildings and their settings, and will normally be granted consent when they relate sensitively to the original building.*

*Where Listed Building Consent is granted for the demolition or alteration resulting in the loss of historic fabric, provision will be made for an appropriate level of archaeological building recording to take place prior to, or during, the commencement of works”.*



### 3. Methodology

- 3.1. This assessment is primarily a desk-based exercise. It conforms to the Institute for Archaeologists' 'Standard and Guidance: Desk Based Assessments',<sup>10</sup> and English Heritage's 'Conservation Principles',<sup>11</sup> and The Setting of Heritage Assets.<sup>12</sup> This assessment also conforms with Government guidance and policy in Section 12 of the National Planning Policy Framework (NPPF)<sup>13</sup> *Conserving and Enhancing the Historic Environment*.
- 3.2. The aim of this assessment is to:
  - Appraise relevant heritage assets noted on the Staffordshire HER;
  - Appraise relevant heritage information in local, regional and national archives, as appropriate;
  - Appraise English Heritage data sets;
  - Appraise designated heritage assets and areas, including local list and archaeological alert area designations, in the immediate area;
  - Conduct a walk-over survey of site and immediate area;
  - Assess the presence of known heritage likely to be affected by the development proposal;
  - Assess the potential for unknown heritage assets likely to be affected by the development proposal; and
  - Assess the effect of the development proposal's (as known) on the settings of heritage assets in the study area.
- 3.3. The sources consulted include information in the Staffordshire Historic Environment Record (HER), which consists of records of heritage assets. These relate to sites, find spots, historic buildings and heritage investigations in the area, as well as any known information relating to listed buildings and Scheduled Monuments. **Figure 1** shows all relevant HER records in the search area (a 1 km radius from the centre of the Site). Appendix B contains a full list of all HER records in the search area. The numbers prefixed with MST and HST used in the text are those used by Staffordshire HER.
- 3.4. The original search area included the Moss Beds farm complex of buildings, however, it is worth noting that this complex does not form part of the proposed development.
- 3.5. The Staffordshire Record Office was visited in order to obtain information from early maps, documents and secondary sources. A set of OS maps is reproduced in Appendix C.
- 3.6. The Site was visited on 3<sup>rd</sup> April 2013. The aim of the visit and walkover was to identify the ground conditions, and identify any remains of previously recorded sites, or any previously unidentified remains. The weather was dry and sunny. Most of the Site was accessible from public footpaths, roads and other rights of way. A photographic record of the visit was made. Some of the resultant images are reproduced in this report.
- 3.7. Information on previously recorded heritage assets is presented in Section 4 of this report. Section 5 provides a professional assessment of the significance of any heritage assets likely to be affected by the development proposal, an assessment for the potential for unknown heritage assets and the likely impact of the development proposal on the historic environment.
- 3.8. Section 6 concludes the assessment by summing up the status and uses of the report, assessing the need for any other investigations predetermination to further inform the planning process and

<sup>10</sup> Institute for Archaeologists, November 2011, Standard and Guidance: Desk Based Assessments

<sup>11</sup> English Heritage, April 2008, Conservation Principles – Policies and guidance for the sustainable management of the historic environment

<sup>12</sup> English Heritage, October 2011, The Setting of Heritage Assets

<sup>13</sup> Department for Communities and Local Government, March 2012, National Planning Policy Framework

assesses the need to mitigate any of the development proposal's impacts on the historic environment.

### Significance Criteria

- 3.9. According to the National Planning Policy Framework definitions 'significance' in the context of heritage policy is "*The value of a heritage asset to this and future generations because of its heritage interest. (. . .) Significance derives not only from a heritage asset's physical presence, but also from its setting.*" Heritage asset significance criteria based on the Design Manual for Roads and Bridges<sup>14</sup> (DMRB) methodology is used here. It sets out the criteria for determining the significance of individual assets within each of the following sub-types of heritage assets: Archaeological Remains (buried assets), Historic Buildings (extant or standing buildings) and Historic Landscape.
- 3.10. The determination of the value of receptors (heritage assets) is based on existing designations and data, but professional judgement is also applied where assets were identified which did not have any formal designation or previous description. Detail of criteria specific to this assessment is defined in Tables 1 to 3 below.

Table 1: Receptor Sensitivity / Value for Heritage Assets

Receptor Sensitivity/ Value	Description
Very High	<ul style="list-style-type: none"> <li>World Heritage Sites (including nominated sites);</li> <li>Assets of acknowledged international importance; and</li> <li>Assets that can contribute significantly to acknowledged international research objectives.</li> </ul>
High	<ul style="list-style-type: none"> <li>Scheduled Monuments (including proposed sites);</li> <li>Undesignated assets of schedulable quality and importance; and</li> <li>Assets that can contribute significantly to acknowledged national research objectives.</li> </ul>
Medium	<ul style="list-style-type: none"> <li>Designated or undesignated assets that contribute to regional research objectives.</li> </ul>
Low	<ul style="list-style-type: none"> <li>Designated and undesignated assets of local importance;</li> <li>Assets compromised by poor preservation and / or poor survival of contextual associations (settings); and</li> <li>Assets of limited significance, but with potential to contribute to local research objectives.</li> </ul>

Source: DMRB HA208/07 Annex 5 Table 5.1 (amended)

Table 2: Receptor Sensitivity / Value for Historic Buildings

Receptor Sensitivity/ Value	Description
Very High	<ul style="list-style-type: none"> <li>Structures inscribed as of universal importance as World Heritage Sites; and</li> <li>Other buildings of recognised international significance.</li> </ul>

<sup>14</sup> The Highways Agency, August 2007, Design Manual for Roads and Bridges, Volume 11, Section 3, Part 2 HA 208/ 07 Cultural Heritage

Receptor Sensitivity/Value	Description
High	<ul style="list-style-type: none"> <li>Scheduled Monuments with standing remains;</li> <li>Grade I and Grade II* Listed Buildings;</li> <li>Other listed buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in the listing grade;</li> <li>Conservation Areas containing very important buildings; and</li> <li>Undesignated structures of clear national significance.</li> </ul>
Medium	<ul style="list-style-type: none"> <li>Grade II Listed Buildings;</li> <li>Historic (unlisted) buildings that can be shown to have exceptional qualities in their fabric or historical associations;</li> <li>Conservation Areas containing buildings that contribute significantly to their historic character; and</li> <li>Historic Townscape or built-up areas with important historic integrity in their buildings or built settings (e.g. including street furniture and other structures).</li> </ul>
Low	<ul style="list-style-type: none"> <li>'Locally Listed' buildings;</li> <li>Historic (unlisted) buildings of modest quality in their fabric or historical association; and</li> <li>Historic Townscape or built-up areas of limited historic integrity in their buildings, or built settings (e.g. including street furniture and other structures).</li> </ul>

Source: DMRB HA208/07 Annex 5 Table 6.1 (amended)

Table 3: Receptor Sensitivity / Value for Historic Landscape

Receptor Sensitivity/Value	Description
Very High	<ul style="list-style-type: none"> <li>World Heritage Sites inscribed for their historic landscape qualities;</li> <li>Historic landscapes of international value, whether designated or not; and</li> <li>Extremely well preserved historic landscapes with exceptional coherence, time-depth or other critical factor(s).</li> </ul>
High	<ul style="list-style-type: none"> <li>Designated historic landscapes of outstanding interest;</li> <li>Undesignated landscapes of outstanding interest;</li> <li>Undesignated landscapes of high quality and importance and of demonstrable national value; and</li> <li>Well preserved historic landscapes, exhibiting considerable coherence, time-depth or other critical factor(s).</li> </ul>
Medium	<ul style="list-style-type: none"> <li>Designated special historic landscapes;</li> <li>Undesignated historic landscapes that would justify special historic landscape designation, landscapes of regional value; and</li> <li>Averagely well-preserved historic landscapes with reasonable coherence, time-depth or other critical factor(s).</li> </ul>
Low	<ul style="list-style-type: none"> <li>Robust undesignated historic landscapes;</li> <li>Historic landscapes with importance to local interest groups; and</li> <li>Historic landscapes whose value is limited by poor preservation and / or poor survival of contextual associations.</li> </ul>

Source: DMRB HA208/07 Annex 5 Table 7.1 (amended)

## 4. Previously Identified Heritage Assets

- 4.1. The buried heritage background has been assessed through a walk-over survey, an assessment of secondary sources (including historic maps and place name evidence) in the Staffordshire Record Office, a review of relevant data accessed via East Staffordshire Borough Council, English Heritage's websites and data from the Staffordshire HER. The intention of the search was to locate known heritage assets and settings which could be affected by the development proposal.
- 4.2. Furthermore, the research aimed to inform the prediction of unknown heritage assets within the study area from the results of previous heritage investigations in the study area.

### Designated Heritage

- 4.3. There are no designated heritage assets (scheduled monuments, listed buildings, registered parks and gardens or registered battlefields) within the study area. The nearest listed building is the Grade II listed early nineteenth century milepost (approximately 270 m north of the Site). The nearest scheduled monument is the medieval Park Hall Moated Site, approximately 4.5 km to the north-west of the Site.
- 4.4. There are no conservation areas within the study area. The nearest conservation area is the Uttoxeter Conservation Area approximately 1.7 km to the east of the Site.

### Non Designated Heritage

- 4.5. There have been no archaeological 'events' (excavations, watching briefs or other investigations) within the study area, although the HER does record areas of ridge and furrow visible in LiDAR and aerial photography of the area across the northern part of the scheme (see below).

### Prehistoric, Roman and early medieval (up to 1065AD)

- 4.6. There is little evidence for prehistoric occupation of Uttoxeter. The closest prehistoric monument is a bowl barrow at Toot Hill, designated as a scheduled monument, 2 km to the south-east of the town. There are two finds of high status implements from the general area: a Neolithic stone axe hammer and a bronze palstave.<sup>15</sup>
- 4.7. Recent work at Uttoxeter Quarry between the River Dove and River Tean (approximately 3 km to the north east of the Site) has recovered evidence of late Neolithic pit digging, two early Bronze Age circular enclosures (one of which contained eight cremation burials) and elements of a middle Bronze Age burnt mound (principally the trough). This is typical ceremonial/burial activity on higher ground overlooking the river valleys, evidenced elsewhere in the region.
- 4.8. There is no evidence of occupation for the Roman period within the search area. The only Romano-British find from the area is a single Roman coin, which again is not securely located. The major settlement in the wider area during the early medieval period was at Rocester 6 km to the north which lay on a Roman road running between Chesterton to the west and Derventio/Littlechester to the east. There have been suggestions that there were subsidiary Roman roads in the Uttoxeter area but there is currently no evidence to support this hypothesis.<sup>16</sup>
- 4.9. The earliest form of Uttoxeter's place name gives a little more evidence. It is recorded in 1086 (Domesday Book) as *Wotocheshede* which Ekwall<sup>17</sup> suggests comes from an Old English personal

<sup>15</sup> Staffordshire County Council and English Heritage, October 2011, Uttoxeter Historic Character Assessment (part of the Staffordshire Extensive Urban Survey)

<sup>16</sup> Staffordshire County Council and English Heritage, October 2011, Uttoxeter Historic Character Assessment (part of the Staffordshire Extensive Urban Survey)

<sup>17</sup> Ekwall, E. 1991. *The Concise Oxford Dictionary of English place-names*, 4<sup>th</sup> Ed.



name, *Wittuc* or *Wuttuc*. The suffix *haeddre* is perhaps used in the sense of 'heath'. Ekwall also speculates that the suffix may have been derived from *hæþærn*, meaning 'house on the heath'. The place name then being Wittuc's heath/ house on the heath; a name, which given the topography of the area, would seem fitting. We can only speculate as to the form of settlement. There may have been a church present towards the end of the period but if so its location is uncertain.<sup>18</sup>

- 4.10. Uttoxeter is recorded in the Domesday so there is a suggestion for earlier activity with 35 heads of households recorded, land for 10 ploughs, as well as its being held by the King. The EUS also records the presence of two large oval enclosures within the town plan which may represent early medieval enclosures.
- 4.11. To date relatively little archaeological work has been carried in these areas and so it is difficult to identify potential. However, the reference in Domesday and these two unusual, oval enclosures in the post-medieval plan of the town would hint at early medieval activity in the town (possibly for farmsteads or greens with settlement around their edges).

### Medieval (1066AD to 1539AD)

- 4.12. Our only definite piece of evidence for early medieval Uttoxeter is its entry in the Domesday survey which describes an important settlement here belonging to the Earls of Mercia by 1066, indicated by its value and the number of villagers and smallholders recorded.
- 4.13. However, later in the Medieval period the status of this settlement changed with the granting of a market charter in 1251 and a Borough charter by the Earl of Derby in 1252, and the 1334 lay subsidy where Uttoxeter was taxed at £6 and 18s; considered to indicate a large amount for a middle ranking town with the town population possibly above the 500 mark before the Black Death, as described by EUS. According to late fourteenth and fifteenth century documents, the town had 138 burgage plots with a thriving food and drinks trade while the market place contained numerous shops and cells.
- 4.14. There are nine HER records related to medieval ridge and furrow within the 1 km study area, including two within the Site (MST19215 and MST19216), within the fields to the south and to the east of Parks Farm. According to the HER, most of these sites are visible in LiDAR<sup>19</sup> and aerial photography<sup>20</sup> of the area (cropmarks). The ridge and furrow was also evident over large areas of the Site, from the Site walk-over survey (cropmarks), and was seen to be in varying states of preservation.
- 4.15. It is unlikely that the LiDAR identified any new sites not previously recorded on the HER as these records are all part of the HER itself and have therefore been assessed previously.<sup>21</sup>

Photo 1: Evidence of ridge and furrow in north of Site (MST19215)      Photo 2: Evidence of eroded ridge and furrow south of Moss Beds (not recorded in HER)

<sup>18</sup> Staffordshire County Council and English Heritage, October 2011, Uttoxeter Historic Character Assessment (part of the Staffordshire Extensive Urban Survey)

<sup>19</sup> Digital Archive: Environment Agency. Lidar. SK0735

<sup>20</sup> Aerial Photograph: 2006-2010. Aerial photosurvey of Staffordshire - 2006-2010

<sup>21</sup> Trent Valley Archaeological Research Committee (unknown date) 1:10 000 Overlays. SK03SE A



- 4.16. Outside the Site, the evidence of ridge and furrow is the only evidence of medieval occupation within the study area. This indicates that the area was mainly in use for agricultural purposes until this period.

### Post Medieval and Industrial (1540AD to 1900AD)

- 4.17. The linear feature (MST2162) meandering to the north and east of the Site marks a section of the former route of the Uttoxeter Branch of the Caldon Canal. The Uttoxeter Canal was planned in 1797 but not completed until 1811. It linked Uttoxeter with the Caldon Canal and hence the mineral extraction and industrial sites in the Churnet Valley.
- 4.18. The course of the canal is mapped in the 1843 Tithe map, however, the Staffordshire Advertiser from the 14<sup>th</sup> July to July 1849 (cited in the VCH volume 2)<sup>22</sup> states that the canal was closed in the 1840s, “parts of it were filled in and the Churnet Valley Railway, opened in 1849, was built along its course”. At the time of the First Edition Ordnance Survey map in 1887 this linear feature is indeed labelled as “Churnet Valley Railway”. The A50 today partly follows the line of the canal.
- 4.19. The Uttoxeter Tithe map compiled between 1839 and 1845 (see Figure 14) indicates that the Park’s Toll House (MST2159) was located approximately 350 m east of the Site, on the line of the A522/ New Road – a turnpike road constructed in the late eighteenth century. This building is later named as “Parks Cottage”. It was eventually demolished in the final quarter of the twentieth century to give way to residential development extending along this road.

Photo 3: The Parks



Photo 4: A50 looking east along line of Uttoxeter Canal



- 4.20. A second toll gate is also marked on this tithe map (see Figure 14), but not recorded on the HER. It was located on the southern turnpike, approximately 90 m to the east of the Site on the Bramshall

<sup>22</sup> The Victoria History of the Counties of England, 1967. *A History of the Counties of Stafford*, Volume II, page 291

Road. This building is named as Bramshall Villa on the first edition OS map and as Park House from the second edition onwards. Parts of this building survive and are visible from within the Site.

Photo 5: Bramshall Villa/ Park House (Toll Gate)



Photo 6: Bramshall Villa/ Park House - outbuilding detail



- 4.21. The Uttoxeter Tithe map (see Figure 14) also shows all the main farm complexes that currently survive within and around the Site were already in existence. Parks Farm, within the Site, was named as 'The Parks' and 'The Parks' as 'Parks Cottage', which was an error, as 'Parks Cottage' seems to have been an alternative name for the Toll Gate house.
- 4.22. It is interesting to note that by the time the first edition OS was published in 1887, Parks Farm is correct, but this time 'The Parks' and 'Parks Cottage' are swapped around. It is only in 1901 (second edition OS) that these properties are accurately named as 'Parks Cottage', 'The Parks' and 'Parks Farm', from east to west.



Photo 7: Parks Farm – main farm house



Photo 8: Parks Farm - outbuildings



- 4.23. The farmstead known today as 'Moss Beds', in the central area of the Site, is not named on the Tithe. From the first edition OS onwards however its name has not changed.

Photo 9: Moss Beds (looking north-east)



Photo 10: Moss Beds (looking south-west)



- 4.24. 'Park Fields', which abuts the south west corner of the Site, is named as 'Kiddlestich' on the Tithe. It is first named as 'Parkfields' in the first edition OS.

Photo 11: Park Fields



Photo 12: Park Fields - outbuildings



- 4.25. A search through the Tithe map apportionments revealed that with the exception of the plots surrounding the farm houses, and a small plot (628) of arable to the south-west of Parks Farm, and six fields given to meadow (545, 549, 610, 616, 619, and 624), most of the Site was used for pasture.



- 4.26. This represents a clear change of arable use from medieval times, as indicated by the remnants of ridge and furrow earthworks, and which are visible in aerial photography, LiDAR and were also visible on the ground during the Site walkover over large areas of the Site, in several states of preservation.
- 4.27. Similarly, the hedgerows mapped in the Tithe and on the first edition OS map survive in many parts of the Site. It is worth noting that where they survive they are likely to meet one or more criteria for categorisation as 'important hedgerows'<sup>23</sup>, and must therefore be treated as such.
- 4.28. The Historic Landscape Characterisation for Uttoxeter<sup>24</sup> identifies a small area to the north-west of Parks Farm (HST17007), as early small rectilinear fields. The north-eastern two thirds of the Site, including and surrounding Parks Farm, makes up an area (HST16014) defined by strip fields consistent with eighteenth to nineteenth-century enclosure. To the south-west of Parks Farm the landscape has been characterised as post-1880s, re-organised, piecemeal enclosure. The southern two thirds of the Site, including and surrounding Moss Beds and Park Fields (HST16015), are defined by strip fields associated with early re-organised piecemeal enclosure.
- 4.29. Eversley, a late nineteenth century large detached property (MST18801) is not marked on the first edition 25" OS map (1882-3), but is present by the time of the second edition (1901). The property, located approximately 500 m to the east of the Site (off Bramshall Road) was considerably enlarged in the late twentieth century.
- 4.30. Hawthornden Manor (MST18802), a large property with associated landscaped grounds appears on the second edition 25" OS map (1901), but was not present on the first edition (1882-3). It was built in the late 1880s/ 1890s and was the home of Samuel Brassington Bamford, a director of Bamfords Ltd, but has since been converted into flats. MST18803 marks the location of a landscape park associated with Hawthornden Manor. The parkland was established in the late 1880s/ 1890s, but was developed with housing in the twentieth century. Also associated with Hawthornden Manor is the former gate lodge (MST18804), also built in the late 1880s/ 1890s.

### 20<sup>th</sup> Century (1901AD to 1999AD)

- 4.31. Although the Site has remained relatively unchanged from the nineteenth century, the twentieth century has witnessed the urban expansion of Uttoxeter. A programme of road building and related development, which now form the eastern and northern boundaries to the Site, respectively.
- 4.32. The Historic Urban Characterisation for Uttoxeter<sup>25</sup> characterises the area abutting the Site's eastern boundary (HUCA 12) as "dominated by housing development of late 20<sup>th</sup> century date".

<sup>23</sup> The Hedgerow Regulations, 1997

<sup>24</sup> Staffordshire County Council and English Heritage, October 2011, Uttoxeter Historic Character Assessment (part of the Staffordshire Extensive Urban Survey)

<sup>25</sup> Staffordshire County Council and English Heritage, October 2011, Uttoxeter Historic Character Assessment (part of the Staffordshire Extensive Urban Survey)

## 5. Assessment of Significance

### Known heritage significance

- 5.1. No designated assets or their settings are affected by the proposed development.
- 5.2. There are two HER records related to medieval ridge and furrow within the Site. These are located within the fields to the south and to the east of Parks Farm (MST19215 and MST19216, respectively). These assets have survived in varying degrees of preservation from well to poor. They are assets of **low significance**.
- 5.3. Several hedgerows within the Site meet several criteria for designation as 'important hedgerows', and are therefore assets of **low significance**.
- 5.4. There are two farm building complexes within the Site, namely Parks Farm and Moss Beds. These buildings retain elements of their original construction likely to date to the late eighteenth/ early nineteenth centuries. However, they have been the subject of substantial alterations and are, therefore, of no more than **low significance**.

### Truncation and potential for survival

- 5.5. There have been no archaeological 'events' (excavations, watching briefs, or other investigations) within the study area.
- 5.6. Recent prehistoric finds would suggest a focus of activity in the area between the River Dove and the River Tean during the late prehistoric period. Similar *foci* of activity have been uncovered elsewhere in Staffordshire river valleys (Trent, Tame, Meece). The River Tean, a subsidiary of the River Dove, flows to the north of the Site, therefore, the potential for prehistoric activity cannot be discounted, although there is no evidence to suggest this is the case within the Site, which has been the subject of aerial photography and LiDAR analysis.
- 5.7. The early medieval activity was focused in the historic core of Uttoxeter, approximately 1.5 km to the south-east of the Site. The Site itself is likely to have been under agricultural use as indicated by the medieval ridge and furrow. The two HER records related to medieval ridge and furrow within Site (MST19215 and MST19216), are visible in LiDAR, aerial photography (cropmarks) of the area and were also recorded during the Site walkover (earthworks). It is possible that medieval ridge and furrow extended to other areas. Where it survives it is in a variable state of preservation, presumably due to erosion, and possibly damage by ploughing.
- 5.8. Medieval ridge and furrow represents a system of ploughing typically associated with open fields. It therefore predates the field boundaries which resulted from the eighteenth and nineteenth centuries' enclosure, and which is evidenced by surviving hedgerows, or where these do not survive, by associated earthworks and mature trees. It is likely that evidence of original enclosures, where it does not survive, has been truncated by ploughing and natural erosion.
- 5.9. The farm house buildings complexes at Parks Farm and Moss Beds have been substantially altered, but from an initial inspection, it is likely that many of the original elements of these farm buildings survive within the fabric of their current form.
- 5.10. The potential to encounter previously unrecorded archaeological remains across the site is very low.

### Potential effects of development on the Historic Environment

- 5.11. The proposed development would destroy the medieval ridge and furrow areas within the Site, as well as of the post-medieval and industrial evidence of field enclosure. However, the proposed

development would adopt existing post-medieval historic hedgerows into the final design as possible. The current application is in outline only and therefore detailed design will be informed by the results of this assessment.

- 5.12. The proposed development would include the demolition of the Parks' Farm complex.
- 5.13. The setting of The Parks and Park Fields building complexes abutting the Site to the north-east and south-west, respectively, would be adversely affected by a change in the landscape from rural to urban.
- 5.14. Other buildings along Bramshall Road would not be directly affected by the proposed development as they are separated from it by natural topography and intervening built form, however, there may be indirect effects related to noise and pollution.

## 6. Conclusions and Recommendations

- 6.1. The Site is approximately 50.56 hectares (ha) in area, centred on Ordnance Survey Grid Reference SK073343. The landscape of the Site is characterised by agricultural land comprising approximately seven pastoral fields, Parks Farm, Moss Beds Farm, and associated outbuildings. The Site lies adjacent to the existing western edge of Uttoxeter, with the A50 flanking the northern edge of the Site and Bramshall Road to the south. To the north, it is bounded by a concrete track, hedgerow and the A50. To the west, a combination of the access track to Moss Beds Farm and a hedgerow forms the boundary, with housing forming the boundary to the east.
- 6.2. The proposed development would comprise up to 700 dwellings and 10 ha of employment use, a site for a First School, local centre, associated infrastructure, other transport measures and off-site highway improvements, new internal roads, and a comprehensive framework of new landscape proposals including open space and habitat creation.<sup>26</sup> This desk-based assessment is to be submitted as part of the documentation supporting an outline planning application.
- 6.3. No designated assets or their settings are affected by the proposed development.
- 6.4. There are two HER records related to medieval ridge and furrow within the Site. These are located within the fields to the south and to the east of Parks Farm (MST19215 and MST19216, respectively). They are assets of **low significance**. They are visible in LiDAR, aerial photography of the area and were also observed during the Site walkover. It is possible that medieval ridge and furrow extended to other areas. Where it survives it is in a variable state of preservation, presumably due to erosion and possibly damage by ploughing. These assets would be destroyed by the proposed development.
- 6.5. Medieval ridge and furrow represents a system of ploughing typically associated with open fields. It therefore predates the field boundaries which resulted from the eighteenth and nineteenth centuries' enclosure. These post-enclosure boundaries are evidenced in the Site by surviving hedgerows and, where these do not survive, by associated earthworks and mature trees. It is likely that evidence of original enclosures, where it does not survive, has been truncated by ploughing and natural erosion. Several hedgerows within the Site meet several criteria for designation as 'important hedgerows', and are therefore assets of **low significance**. The proposed development would adopt existing post-medieval historic hedgerows into the final design where possible.
- 6.6. There are two farm building complexes within the Site, namely Parks Farm and Moss Beds. These buildings retain elements of their original construction likely to date to the late eighteenth/ early nineteenth centuries. However, they have been the subject of substantial alterations and are, therefore, of no more than **low significance**. Despite significant alterations to their original form, it is likely that many of the original elements of these farm buildings survive within the fabric of their current form. These buildings would be demolished as part of the proposed development.
- 6.7. There have been no archaeological 'events' (excavations, watching briefs or other investigations) within the study area. The potential to encounter previously unrecorded archaeological remains across the site is low.
- 6.8. Based on the information gathered by this desk-based assessment and in accordance with local, regional and national policy it is recommended that the likely impacts of the proposal can be adequately mitigated by:
  - A programme of archaeological building recording of all extant buildings at Parks Farm prior to any demolition; and

<sup>26</sup> FPCR, March 2013, Land at Parks Farm Uttoxeter - Environmental Statement – Scoping Report on behalf of St Modwen Developments Ltd



- Detailed plans for the development include the retention of historic hedgerows and historic land units as far as possible in the design of the proposals.
- 6.9. The development impact mitigation measures noted above can be secured by appropriately worded conditions on any planning consent.
- 6.10. This report is sufficient to inform a planning decision in terms of the significance of heritage assets likely to be affected and the degree of the proposal's impact on that significance. No further heritage investigations are necessary pre-planning in relation to this Site in regard to the historic environment.

## 7. References and Sources

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### Map Sources

1658 Lightfoot's Map and Survey of Uttoxeter - does not cover Site (ref. D3891/8/1-2 and D6107/2/4 in Stafford Record Office)

1775 William Yates – Staffordshire Map in Stafford

1778 William Yates – Staffordshire Map in <http://brownhillsbob.com/2011/06/30/unfolding-the-map/>

1843 Uttoxeter Tithe Map and Award (ref. D3891/1/167 and D3891/7/1 in Stafford Record Office)

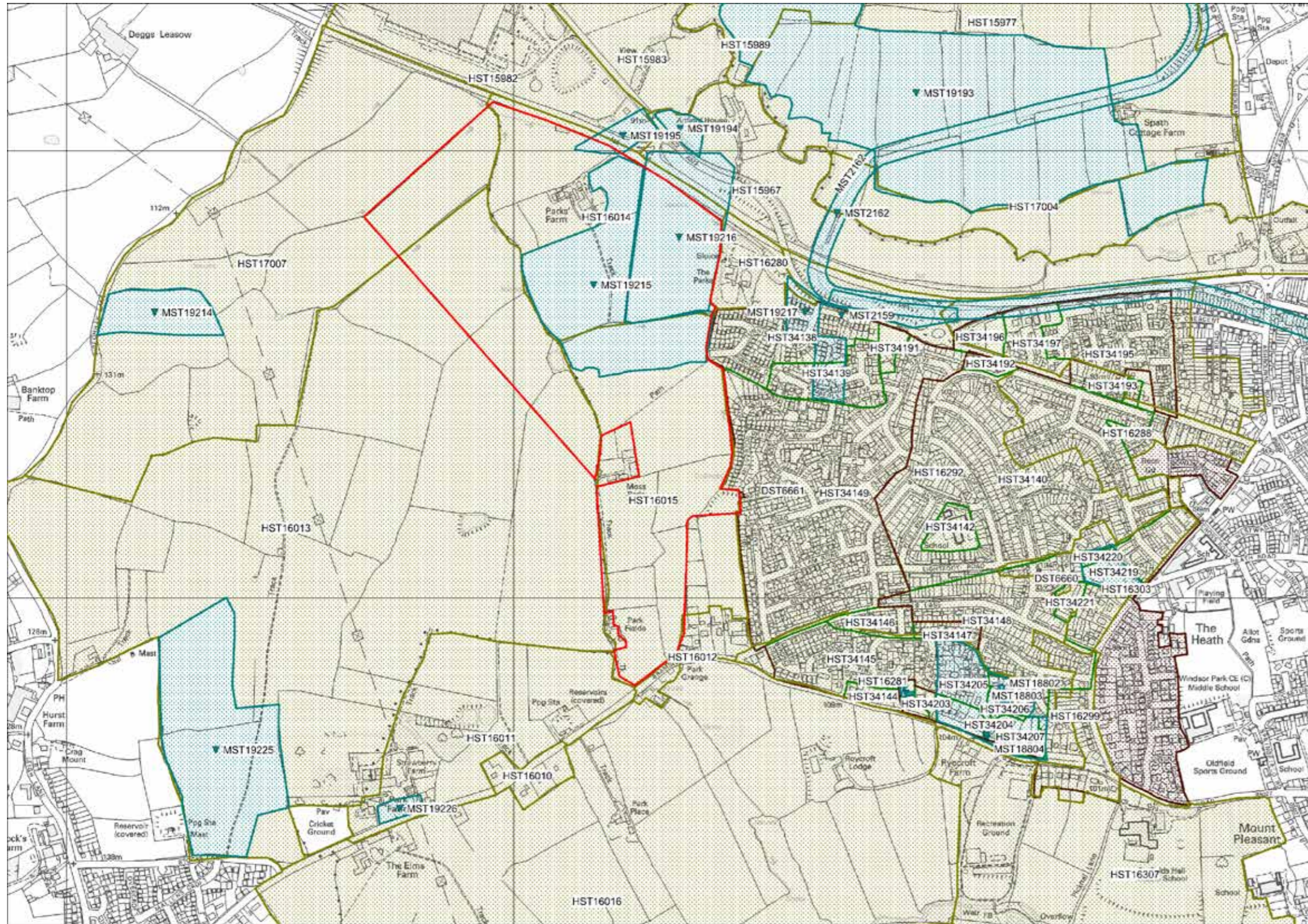
19<sup>th</sup> century “A Map of the town of Uttoxeter (of which tollage and stallage belongs to Earl Talbot) together with Land and Premises of the said Earl, and also of Houses and Gardens belonging to the Lords of the Manor of Uttoxeter” - does not detail Site (ref. D240/E(A)/2/618 in Stafford Record Office)

Ordnance Survey maps (*Envirocheck* historic map set 1: 10,000) – reproduced as Appendix C

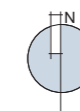
## FIGURES

Figure 13: Site Plan showing location of HER records





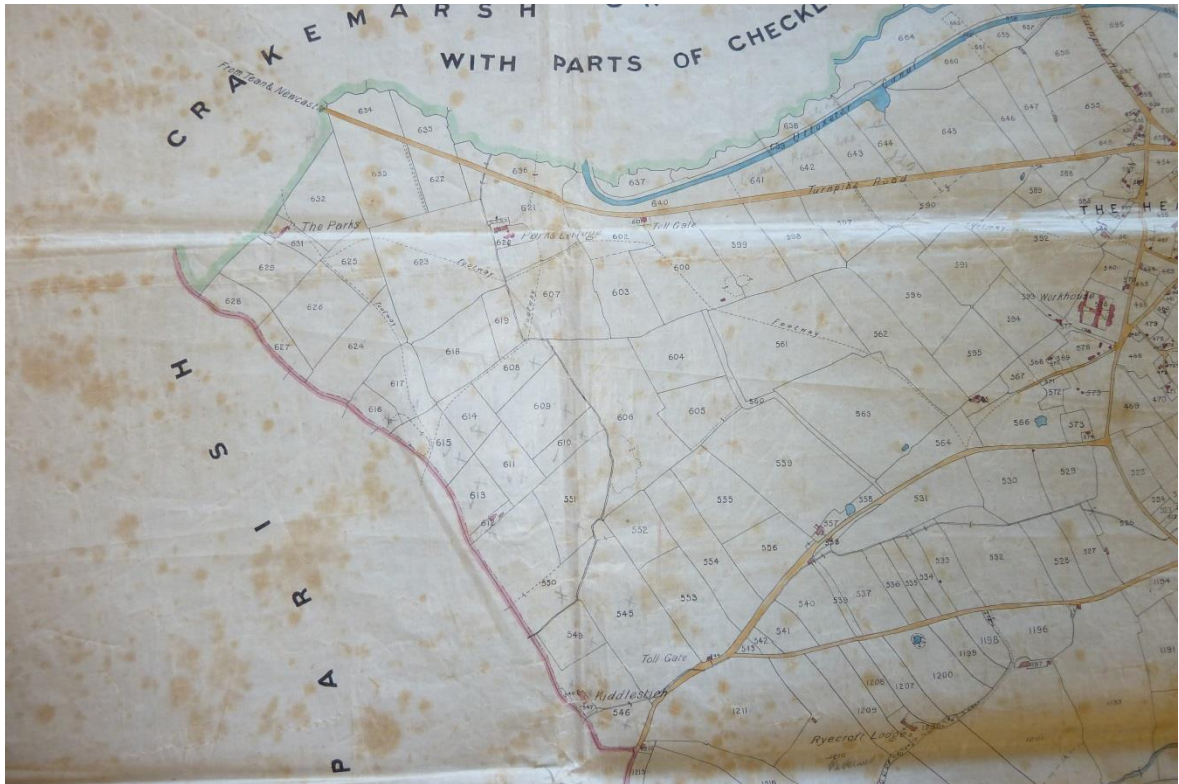
- ▼ Monuments (MST)
- Monuments (MST)
- Monuments (MST)
- Historic Landscape Characterisation (HST)
- Historic Urban Character Areas (HUCA)
- Historic Character Assessment (HST)
- Site Boundary



Project Details	EED13542-100: Parks Farm, Uttoxeter
Figure Title	Figure 1: Site Plan Showing Location of HER Records
Figure Ref	EED13542-100_GR_AR_1A
Date	June 2013
File Location	\\nt-hcs\weed\projects\eed13542\100\graphics\ar\issued figures



Figure 14: 1843 Uttoxeter Tithe Map ref. D3891/1/167 in Stafford Record Office



## APPENDICES

### A. Time Chart & Glossary

#### Time Chart

Palaeolithic	Before c. 10000 BC	Old Stone Age - development of man and earlier hominids, hunting, gathering and the use of chipped flint tools. Divided into lower, middle and upper.
Mesolithic	c.10000 BC - 4000 BC	Middle stone age - nomadic hunter gatherer groups, and the beginnings of food production. Divided into early and late.
Neolithic	c. 4000 BC - 2200 BC	New stone age - first settled agrarian communities and monumental structures. Divided into early, middle and late.
Bronze Age	c. 2600 BC - 700 BC	First use of bronze - copper mining, extensive trade links. Divided into early, middle and later sub-periods.
Iron Age	800 BC - 43 AD	First use of iron and earliest hillforts and oppida. Some interaction with Romans and others. Divided into early, middle and later.
Roman	43 - 410 AD	The first historical period, with written records, saw southern Britain subject to Roman government and culture (also Romano-British). Starts with Roman invasion of 43AD and ends with emperor Honorius advising Britain to rake up its own defence.
Early medieval	410 - 1066 AD	What has been called the Dark Ages, the period from the departure of the Roman legions, and breakdown of Roman rule, to the Norman Conquest. This period saw the colonisation of much of Britain by Angles, Saxons, Vikings and others.
Medieval	1066 - 1540 AD	Also known as the Middle Ages. From the Norman Conquest through to the dissolution of Monasteries.
Post-medieval	1540 - 1750 AD	From the dissolution of monasteries. It covers the Tudor, Elizabethan, Jacobean and Part of the Hanoverian periods, including the English Civil War and Revolution.
Industrial age	1750 - 1899 AD	Late Hanoverian and Victorian reigns, Empire, Industrial Revolution and the full emergence of the capitalist economy.
20 <sup>th</sup> Century	1900 - 1999 AD	Previously recorded as Modern. Heritage assets from a post industrial age economy, including those related to WWI and WWII.

## Glossary

<b>Archaeological interest</b>	There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.
<b>Article 4 direction</b>	A direction which withdraws automatic planning permission granted by the General Permitted Development Order.
<b>Conservation (for heritage policy)</b>	The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.
<b>Designated heritage asset</b>	A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.
<b>Environmental Impact Assessment</b>	A procedure to be followed for certain types of project to ensure that decisions are made in full knowledge of any likely significant effects on the environment.
<b>Heritage asset</b>	A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).
<b>Historic environment</b>	All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.
<b>Historic environment record</b>	Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.
<b>Minerals of local and national importance</b>	Minerals which are necessary to meet society's needs, including aggregates, brickclay (especially Etruria Marl and fireclay), silica sand (including high grade silica sands), cement raw materials, gypsum, salt, fluorspar, shallow and deep-mined coal, oil and gas (including hydrocarbons), tungsten, kaolin, ball clay, potash and local minerals of importance to heritage assets and local distinctiveness.
<b>Setting of a heritage asset</b>	The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
<b>Shoreline Management Plans</b>	A plan providing a large-scale assessment of the risk to people and to the developed, historic and natural environment associated with coastal processes.
<b>Significance (for heritage policy)</b>	The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.
<b>Strategic Environmental Assessment</b>	A procedure (set out in the Environmental Assessment of Plans and Programmes Regulations 2004) which requires the formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment.





## **B. Park Farm - Historic Environment Record - Monument Report**

# Monument Full Report

22/03/2013

Number of records: 16

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PRN Number	Site Name	Record Type
02161 - MST2152	Brickworks, Holly Road, Uttoxeter	Monument

Documentary evidence for the site of a 19th century or earlier brickworks, with a brickyard, kilns sheds and floors.

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### **Monument Types and Dates**

BRICK KILN (INDUSTRIAL to Victorian - 1800 AD? to 1899 AD?)

Evidence DOCUMENTARY EVIDENCE

BRICKWORKS (INDUSTRIAL to Victorian - 1800 AD? to 1899 AD?)

Evidence DOCUMENTARY EVIDENCE

BRICKYARD (INDUSTRIAL to Victorian - 1800 AD? to 1899 AD?)

Evidence DOCUMENTARY EVIDENCE

FLOOR (INDUSTRIAL to Victorian - 1800 AD? to 1899 AD?)

Evidence DOCUMENTARY EVIDENCE

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### **Description and Sources**

#### **Description**

Brickworks: A brickyard, kiln sheds and floors are noted on the Tithe Map in the Holly Road area. <1>

#### **Sources**

- (1) Index: Unknown. 1839-1843. Uttoxeter Tithe Map Notes. 1. Township of Uttoxeter - No. 576 ('Brickyard, Kiln Sheds and Floors')

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### **Location**

#### **National Grid Reference**

Centred SK 0833 3407 (143m by 97m) SK03SE Dispersed

#### **Administrative Areas**

Parish Uttoxeter, East Staffordshire Borough

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### **Designations, Statuses and Scoring**

**Associated Legal Designations - None recorded**

### **Other Statuses and Cross-References**

Primary Record Number - 02161 Active

**Ratings and Scorings - None recorded**

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**Related Monuments - None Recorded**

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**Finds - None recorded**

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**Associated Events/Activities - None recorded**

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**Associated Individuals/Organisations - None recorded**

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**PRN Number** 02168 - MST2159 **Site Name** Site of Toll House, The Parks, Uttoxeter

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<b>PRN Number</b>	<b>Site Name</b>	<b>Record Type</b>
02168 - MST2159	Site of Toll House, The Parks, Uttoxeter	Monument

Documentary evidence for the site of a toll house in the mid 19th century.

---

***Monument Types and Dates***

TOLL HOUSE (Built, (between) Georgian to INDUSTRIAL - 1765 AD to 1834 AD?)  
Evidence DOCUMENTARY EVIDENCE

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***Description and Sources***

**Description**

Toll House: Toll point known as 'Park's Toll House' on the tithe map. <1>

**Sources**

(1) Index: Unknown. 1839-1843. Uttoxeter Tithe Map Notes. 1. Township of Uttoxeter - No. 601 ('Parks Toll House')

---

***Location***

**National Grid Reference**

SK 0773 3463 (point) SK03SE Point

**Administrative Areas**

Parish Uttoxeter, East Staffordshire Borough

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***Designations, Statuses and Scoring***

**Associated Legal Designations - None recorded**

**Other Statuses and Cross-References**

Primary Record Number - 02168 Active

**Ratings and Scorings - None recorded**

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***Related Monuments - None Recorded***

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***Finds - None recorded***

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***Associated Events/Activities - None recorded***

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***Associated Individuals/Organisations - None recorded***

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**PRN Number** 02171 - MST2162 **Site Name** Uttoxeter Branch of the Caldon Canal (Uttoxeter to Stramshall)

<b>PRN Number</b>	<b>Site Name</b>	<b>Record Type</b>
02171 - MST2162	Uttoxeter Branch of the Caldon Canal (Uttoxeter to Stramshall)	Monument

A section of the former route of the Uttoxeter Branch of the Caldon Canal, which was completed in 1811. The canal had been replaced by a railway by the end of the 19th century.

---

### **Monument Types and Dates**

CANAL (Built, (between) Georgian to INDUSTRIAL - 1797 AD to 1811 AD?)

Evidence	DOCUMENTARY EVIDENCE
Evidence	EARTHWORK?
Evidence	SUB SURFACE DEPOSIT?

---

### **Description and Sources**

#### **Description**

Canal: Uttoxeter Canal was planned in 1797 but not completed until 1811. It linked Uttoxeter with the Caldon Canal and hence the mineral extraction and industrial sites in the Churnet Valley. It was replaced by a railway and was no longer in use at the time of the First Edition Ordnance Survey map. <1> <2>

The canal is marked on the 1st Edition Ordnance Survey map of 1887 as 'Old Canal'. (SB, 15-Apr-2004) <3>

#### **Sources**

- (1) Index: Unknown. 1839-1843. Uttoxeter Tithe Map Notes. 1. Township of Uttoxeter - No. 734 & No. 723
- (2) Published Book: The Victoria History of the Counties of England. 1967. (VCH volume 2) A History of the County of Stafford, Volume II.. Page 291
- (3) Cartographic: Ordnance Survey. 1875 - 1890. Ordnance Survey 1st Edition 6" maps. Staffordshire Sheet XXVI. S.W.

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### **Location**

#### **National Grid Reference**

Centred SK 0833 3511 (1351m by 1933m) SK03NE Dispersed

#### **Administrative Areas**

Parish	Uttoxeter Rural, East Staffordshire Borough
Parish	Uttoxeter, East Staffordshire Borough

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### **Designations, Statuses and Scoring**

#### **Associated Legal Designations**

#### **Other Statuses and Cross-References**

Primary Record Number - 02171 Active

#### **Ratings and Scorings - None recorded**

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### **Related Monuments**

02164	Canal Basin and Wharf, Caldon Canal, Uttoxeter	Geographical
02170	Canal Wharf, Caldon Canal, Uttoxeter	Geographical
01226	Uttoxeter Branch of the Caldon Canal (Crumpwood to Froghall)	Chronological
05166	Uttoxeter Branch of the Caldon Canal (Stramshall to Crumpwood)	Chronological

---

### **Finds - None recorded**



**PRN Number** 02171 - MST2162    **Site Name** Uttoxeter Branch of the Caldon Canal (Uttoxeter to Stramshall)

***Associated Events/Activities - None recorded***

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***Associated Individuals/Organisations - None recorded***

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**PRN Number** 55032 - MST18801 **Site Name** Eversley, Stone Road, Uttoxeter

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<b>PRN Number</b>	<b>Site Name</b>	<b>Record Type</b>
55032 - MST18801	Eversley, Stone Road, Uttoxeter	Building

A late 19th century large detached property which has since been considerably enlarged.

---

### ***Monument Types and Dates***

HOUSE (Built, (at some time) Victorian to Edwardian - 1882 AD to 1901 AD)

Evidence EXTANT BUILDING

---

### ***Description and Sources***

#### **Description**

Eversley is not marked on the first edition 25" OS map (1882-3), but is present by the time of the second edition (1901) (DAT 05/10/2012) <1> <2>.

The property had been considerably enlarged by end of the late 20th century (DAT 05/10/2012) <3>.

#### **Sources**

- (1) Cartographic: Ordnance Survey. 1870s-1880s. Ordnance Survey 1st Edition 25" Maps.
  - (2) Cartographic: Ordnance Survey. See Ref.. Ordnance Survey 2nd Edition (or Later) 25" Maps.
  - (3) Aerial Photograph: 2000. Aerial photosurvey of Staffordshire - 1999 - 2001.
- 

### ***Location***

#### **National Grid Reference**

Centred SK 0787 3379 (32m by 32m) SK03SE Dispersed

#### **Administrative Areas**

Parish Uttoxeter, East Staffordshire Borough

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### ***Designations, Statuses and Scoring***

**Associated Legal Designations - None recorded**

### **Other Statuses and Cross-References**

Primary Record Number - 55032 Active

**Ratings and Scorings - None recorded**

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***Related Monuments - None Recorded***

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***Finds - None recorded***

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***Associated Events/Activities - None recorded***

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***Associated Individuals/Organisations - None recorded***

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**PRN Number** 55033 - MST18802 **Site Name** Hawthornden Manor, Stone Road, Uttoxeter

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<b>PRN Number</b>	<b>Site Name</b>	<b>Record Type</b>
55033 - MST18802	Hawthornden Manor, Stone Road, Uttoxeter	Building

Hawthornden Manor was built in the late 1880s/1890s and was the home of Samuel Brassington Bamford, a director of Bamfords Ltd.

---

### ***Monument Types and Dates***

COUNTRY HOUSE (Built, (between) Victorian to Edwardian - 1881 AD to 1901 AD)  
Evidence EXTANT BUILDING

---

### ***Description and Sources***

#### **Description**

A large property, Hawthornden Manor, with associated landscaped grounds appears on the second edition 25" OS map (1901), but was not present on the first edition (1882-3) (DAT 05/10/2012) <1> <2>.

Hawthornden Manor was the home of Samuel Brassington Bamford, but has since been converted into flats (DAT 05/10/2012) <3>.

#### **Sources**

- (1) Cartographic: Ordnance Survey. See Ref.. Ordnance Survey 2nd Edition (or Later) 25" Maps.
  - (2) Cartographic: Ordnance Survey. 1870s-1880s. Ordnance Survey 1st Edition 25" Maps.
  - (3) Digital Archive: Staffordshire Past Track Web Site. circa 1935. Hawthornden Manor, Bramshall Road, Uttoxeter Extract from Internet Website [www.staffspasttrack.org.uk](http://www.staffspasttrack.org.uk) (2012).
- 

#### ***Location***

##### **National Grid Reference**

Centred SK 0809 3378 (22m by 40m) SK03SE Dispersed

##### **Administrative Areas**

Parish Uttoxeter, East Staffordshire Borough

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#### ***Designations, Statuses and Scoring***

**Associated Legal Designations - None recorded**

#### **Other Statuses and Cross-References**

Primary Record Number - 55033 Active

**Ratings and Scorings - None recorded**

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#### ***Related Monuments***

55034	Site of landscape park, Hawthornden Manor, Uttoxeter	Geographical
55035	Former Gate Lodge, Hawthornden Manor, Uttoxeter	Geographical

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***Finds - None recorded***

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***Associated Events/Activities - None recorded***

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***Associated Individuals/Organisations - None recorded***

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**PRN Number** 55034 - MST18803 **Site Name** Site of landscape park, Hawthornden Manor, Uttoxeter

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<b>PRN Number</b>	<b>Site Name</b>	<b>Record Type</b>
55034 - MST18803	Site of landscape park, Hawthornden Manor, Uttoxeter	Monument

A landscape park, including designed woodland planting, glass houses and a possible walled garden associated with Hawthornden Manor. The parkland was established in the late 1880s/1890s, but has since been developed for housing.

---

### **Monument Types and Dates**

LANDSCAPE PARK (Established, (at some time) Victorian to Edwardian - 1881 AD to 1901 AD)

Evidence DOCUMENTARY EVIDENCE

GLASSHOUSE (Established, (at some time) Victorian to Edwardian - 1882 AD to 1901 AD)

Evidence DOCUMENTARY EVIDENCE

WALLED GARDEN? (Established, (at some time) Victorian to Edwardian - 1882 AD to 1901 AD)

Evidence DOCUMENTARY EVIDENCE

---

### **Description and Sources**

#### **Description**

A landscape park and gardens associated with Hawthornden Manor which first appears on the second edition 25" OS map. The gardens included woodland planting (a mix of deciduous and evergreen) around the house; greenhouses and possibly a walled garden to the north west; beyond which lay an area of open parkland with individual (deciduous) trees depicted (DAT 05/10/2012) <1>.

By the late 20th century the entire area had been developed with housing (DAT 05/10/2012) <2>.

#### **Sources**

- (1) Cartographic: Ordnance Survey. See Ref.. Ordnance Survey 2nd Edition (or Later) 25" Maps.
  - (2) Aerial Photograph: 2000. Aerial photosurvey of Staffordshire - 1999 - 2001.
- 

#### **Location**

##### **National Grid Reference**

Centred SK 0806 3377 (250m by 270m) SK03SE Dispersed

##### **Administrative Areas**

Parish Uttoxeter, East Staffordshire Borough

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#### **Designations, Statuses and Scoring**

**Associated Legal Designations - None recorded**

#### **Other Statuses and Cross-References**

Primary Record Number - 55034 Active

**Ratings and Scorings - None recorded**

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#### **Related Monuments**

55033 Hawthornden Manor, Stone Road, Uttoxeter Geographical

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**Finds - None recorded**

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**Associated Events/Activities - None recorded**

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**Associated Individuals/Organisations - None recorded**

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**PRN Number** 55035 - MST18804 **Site Name** Former Gate Lodge, Hawthornden Manor, Uttoxeter

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<b>PRN Number</b>	<b>Site Name</b>	<b>Record Type</b>
55035 - MST18804	Former Gate Lodge, Hawthornden Manor, Uttoxeter	Building

The former gate lodge to Hawthornden Manor was built in the late 1880s/1890s.

---

***Monument Types and Dates***

GATE LODGE (Established, (at some time) Victorian to Edwardian - 1881 AD to 1901 AD)

Evidence EXTANT BUILDING

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***Description and Sources***

**Description**

The gate lodge is marked on the second edition 25" OS map (DAT 05/10/2012) <1>.

**Sources**

(1) Cartographic: Ordnance Survey. See Ref.. Ordnance Survey 2nd Edition (or Later) 25" Maps.

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***Location***

**National Grid Reference**

Centred SK 0805 3369 (12m by 10m) SK03SE Dispersed

**Administrative Areas**

Parish Uttoxeter, East Staffordshire Borough

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***Designations, Statuses and Scoring***

**Associated Legal Designations - None recorded**

**Other Statuses and Cross-References**

Primary Record Number - 55035 Active

**Ratings and Scorings - None recorded**

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***Related Monuments***

55033 Hawthornden Manor, Stone Road, Uttoxeter Geographical

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***Finds - None recorded***

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***Associated Events/Activities - None recorded***

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***Associated Individuals/Organisations - None recorded***

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**PRN Number** 55424 - MST19193 **Site Name** Ridge and furrow, south of Stramshall

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<b>PRN Number</b>	<b>Site Name</b>	<b>Record Type</b>
55424 - MST19193	Ridge and furrow, south of Stramshall	Monument

Ridge and furrow, evidence of medieval and later ploughing, survives as earthworks across this area.

---

***Monument Types and Dates***

RIDGE AND FURROW (MEDIEVAL - 1066 AD to 1485 AD)  
Evidence EARTHWORK

---

***Description and Sources***

**Description**

Ridge and furrow, mostly lying on a north-south alignment, was identified as part of a desk based survey (DAT 25/01/2013) <1>.

The ridge and furrow is visible as earthworks on the Lidar (DAT 25/01/2013) <2>.

**Sources**

- (1) Drawn: Trent Valley Archaeological Research Committee (?). Unknown. 1:10 000 Overlays. SK03NE A
  - (2) Digital Archive: Environment Agency. Lidar. SK0735 and SK0934
- 

***Location***

**National Grid Reference**

Centred SK 0796 3520 (1171m by 781m) SK03NE Dispersed

**Administrative Areas**

Parish Uttoxeter Rural, East Staffordshire Borough

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***Designations, Statuses and Scoring***

**Associated Legal Designations - None recorded**

**Other Statuses and Cross-References**

Primary Record Number - 55424 Active

**Ratings and Scorings - None recorded**

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***Related Monuments - None Recorded***

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***Finds - None recorded***

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***Associated Events/Activities - None recorded***

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***Associated Individuals/Organisations - None recorded***

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**PRN Number** 55425 - MST19194 **Site Name** Ridge and furrow, south of Stramshall

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<b>PRN Number</b>	<b>Site Name</b>	<b>Record Type</b>
55425 - MST19194	Ridge and furrow, south of Stramshall	Monument

Ridge and furrow, evidence of medieval and later ploughing, survives as earthworks across this area.

---

***Monument Types and Dates***

RIDGE AND FURROW (MEDIEVAL - 1066 AD to 1485 AD)  
Evidence EARTHWORK

---

***Description and Sources***

**Description**

Ridge and furrow, mostly lying on a north-south alignment, was identified as part of a desk based survey (DAT 25/01/2013) <1>.

The ridge and furrow is visible as faint earthworks on the Lidar and the 2006 aerial photography (DAT 25/01/2013) <2>.

**Sources**

- (1) Drawn: Trent Valley Archaeological Research Committee (?). Unknown. 1:10 000 Overlays. SK03NE A
  - (2) Digital Archive: Environment Agency. Lidar. SK0735
  - (3) Aerial Photograph: 2006-2010. Aerial photosurvey of Staffordshire - 2006-2010.
- 

***Location***

**National Grid Reference**

Centred SK 0737 3503 (112m by 107m) SK03NE Dispersed

**Administrative Areas**

Parish Uttoxeter Rural, East Staffordshire Borough

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***Designations, Statuses and Scoring***

**Associated Legal Designations - None recorded**

**Other Statuses and Cross-References**

Primary Record Number - 55425 Active

**Ratings and Scorings - None recorded**

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***Related Monuments - None Recorded***

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***Finds - None recorded***

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***Associated Events/Activities - None recorded***

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***Associated Individuals/Organisations - None recorded***

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**PRN Number** 55426 - MST19195 **Site Name** Ridge and furrow, south of Stramshall

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<b>PRN Number</b>	<b>Site Name</b>	<b>Record Type</b>
55426 - MST19195	Ridge and furrow, south of Stramshall	Monument

Ridge and furrow, evidence of medieval and later ploughing, has been identified in this area as part of a desk based survey.

---

***Monument Types and Dates***

RIDGE AND FURROW (MEDIEVAL - 1066 AD to 1485 AD)  
Evidence LEVELLED EARTHWORK

---

***Description and Sources***

**Description**

Ridge and furrow, mostly lying on a north east-south west alignment, was identified as part of a desk based survey (DAT 25/01/2013) <1>.

The ridge and furrow is not visible on either the Lidar and the 2006 aerial photography (DAT 25/01/2013) <2>.

**Sources**

- (1) Drawn: Trent Valley Archaeological Research Committee (?). Unknown. 1:10 000 Overlays. SK03NE A
  - (2) Digital Archive: Environment Agency. Lidar. SK0735
  - (3) Aerial Photograph: 2006-2010. Aerial photosurvey of Staffordshire - 2006-2010.
- 

***Location***

**National Grid Reference**

Centred SK 0722 3504 (185m by 100m) SK03NE Dispersed

**Administrative Areas**

Parish Uttoxeter Rural, East Staffordshire Borough

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***Designations, Statuses and Scoring***

**Associated Legal Designations - None recorded**

**Other Statuses and Cross-References**

Primary Record Number - 55426 Active

**Ratings and Scorings - None recorded**

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***Related Monuments - None Recorded***

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***Finds - None recorded***

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***Associated Events/Activities - None recorded***

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***Associated Individuals/Organisations - None recorded***

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**PRN Number** 55445 - MST19214 **Site Name** Ridge and furrow, north east of Banktop Farm

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<b>PRN Number</b>	<b>Site Name</b>	<b>Record Type</b>
55445 - MST19214	Ridge and furrow, north east of Banktop Farm	Monument

Ridge and furrow, evidence of medieval and later ploughing, was identified as part of a desk based survey.

---

***Monument Types and Dates***

RIDGE AND FURROW (MEDIEVAL - 1066 AD to 1485 AD)  
Evidence EARTHWORK?

---

***Description and Sources***

**Description**

Ridge and furrow was identified as part of a desk based survey (DAT 31/01/2013) <1>.

The 2000 and 2006 aerial photography suggests the fields may be under pasture, but the degree to which the features may survive as earthworks is unclear (DAT 31/01/2013) <2> <3>.

**Sources**

- (1) Drawn: Trent Valley Archaeological Research Committee (?). Unknown. 1:10 000 Overlays. SK03SE A
  - (2) Aerial Photograph: 2000. Aerial photosurvey of Staffordshire - 1999 - 2001.
  - (3) Aerial Photograph: 2006-2010. Aerial photosurvey of Staffordshire - 2006-2010.
- 

***Location***

**National Grid Reference**

Centred SK 0620 3464 (283m by 106m) SK03SE Dispersed

**Administrative Areas**

Parish Uttoxeter Rural, East Staffordshire Borough

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***Designations, Statuses and Scoring***

**Associated Legal Designations - None recorded**

**Other Statuses and Cross-References**

Primary Record Number - 55445 Active

**Ratings and Scorings - None recorded**

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***Related Monuments - None Recorded***

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***Finds - None recorded***

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***Associated Events/Activities - None recorded***

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***Associated Individuals/Organisations - None recorded***

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**PRN Number** 55446 - MST19215 **Site Name** Ridge and furrow, north east of Uttoxeter

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<b>PRN Number</b>	<b>Site Name</b>	<b>Record Type</b>
55446 - MST19215	Ridge and furrow, north east of Uttoxeter	Monument

Ridge and furrow, evidence of medieval and later ploughing, survives as earthworks across this area.

---

***Monument Types and Dates***

RIDGE AND FURROW (MEDIEVAL - 1066 AD to 1485 AD)  
Evidence EARTHWORK

---

***Description and Sources***

**Description**

Ridge and furrow was identified as part of a desk based survey (DAT 31/01/2013) <1>.

The ridge and furrow earthworks are visible on the 2006 aerial photography and Lidar across this area (DAT 31/01/2013) <2> <3>.

**Sources**

- (1) Drawn: Trent Valley Archaeological Research Committee (?). Unknown. 1:10 000 Overlays. SK03SE A
  - (2) Aerial Photograph: 2006-2010. Aerial photosurvey of Staffordshire - 2006-2010.
  - (3) Digital Archive: Environment Agency. Lidar. SK0735
- 

***Location***

**National Grid Reference**

Centred SK 0723 3474 (428m by 495m) SK03SE Dispersed

**Administrative Areas**

Parish Uttoxeter Rural, East Staffordshire Borough

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***Designations, Statuses and Scoring***

**Associated Legal Designations - None recorded**

**Other Statuses and Cross-References**

Primary Record Number - 55446 Active

**Ratings and Scorings - None recorded**

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***Related Monuments - None Recorded***

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***Finds - None recorded***

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***Associated Events/Activities - None recorded***

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***Associated Individuals/Organisations - None recorded***

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**PRN Number** 55447 - MST19216 **Site Name** Ridge and furrow, north east of Uttoxeter

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<b>PRN Number</b>	<b>Site Name</b>	<b>Record Type</b>
55447 - MST19216	Ridge and furrow, north east of Uttoxeter	Monument

Ridge and furrow, evidence of medieval and later ploughing, was identified as part of a desk based survey.

---

***Monument Types and Dates***

RIDGE AND FURROW (MEDIEVAL - 1066 AD to 1485 AD)  
Evidence LEVELLED EARTHWORK

---

***Description and Sources***

**Description**

Ridge and furrow was identified as part of a desk based survey (DAT 31/01/2013) <1>.

The ridge and furrow earthworks are not visible on either the 2006 aerial photography or Lidar within this field. The northern area of earthworks identified in <1> have been destroyed by road improvements (DAT 31/01/2013) <2> <3>.

**Sources**

- (1) Drawn: Trent Valley Archaeological Research Committee (?). Unknown. 1:10 000 Overlays. SK03SE A
  - (2) Aerial Photograph: 2006-2010. Aerial photosurvey of Staffordshire - 2006-2010.
  - (3) Digital Archive: Environment Agency. Lidar. SK0735
- 

***Location***

**National Grid Reference**

Centred SK 0737 3480 (247m by 384m) SK03SE Dispersed

**Administrative Areas**

Parish Uttoxeter Rural, East Staffordshire Borough

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***Designations, Statuses and Scoring***

**Associated Legal Designations - None recorded**

**Other Statuses and Cross-References**

Primary Record Number - 55447 Active

**Ratings and Scorings - None recorded**

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***Related Monuments - None Recorded***

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***Finds - None recorded***

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***Associated Events/Activities - None recorded***

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***Associated Individuals/Organisations - None recorded***

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**PRN Number** 55448 - MST19217 **Site Name** Ridge and furrow, north east of Uttoxeter

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<b>PRN Number</b>	<b>Site Name</b>	<b>Record Type</b>
55448 - MST19217	Ridge and furrow, north east of Uttoxeter	Monument

Ridge and furrow, evidence of medieval and later ploughing, was identified as part of a desk based survey.

---

***Monument Types and Dates***

RIDGE AND FURROW (MEDIEVAL - 1066 AD to 1485 AD)  
Evidence DESTROYED MONUMENT

---

***Description and Sources***

**Description**

Ridge and furrow was identified as part of a desk based survey (DAT 31/01/2013) <1>.

The ridge and furrow earthworks had been destroyed by development by the time of the 2000 aerial photography (DAT 31/01/2013) <2>.

**Sources**

- (1) Drawn: Trent Valley Archaeological Research Committee (?). Unknown. 1:10 000 Overlays. SK03SE A
  - (2) Aerial Photograph: 2000. Aerial photosurvey of Staffordshire - 1999 - 2001.
- 

***Location***

**National Grid Reference**

Centred SK 0780 3457 (383m by 283m) SK03SE Dispersed

**Administrative Areas**

Parish Uttoxeter Rural, East Staffordshire Borough

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***Designations, Statuses and Scoring***

**Associated Legal Designations - None recorded**

**Other Statuses and Cross-References**

Primary Record Number - 55448 Active

**Ratings and Scorings - None recorded**

---

***Related Monuments - None Recorded***

---

***Finds - None recorded***

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***Associated Events/Activities - None recorded***

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***Associated Individuals/Organisations - None recorded***

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**PRN Number** 55456 - MST19225 **Site Name** North of Bramshall

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<b>PRN Number</b>	<b>Site Name</b>	<b>Record Type</b>
55456 - MST19225	North of Bramshall	Monument

Ridge and furrow, evidence of medieval and later ploughing, was identified in a desk based survey.

---

***Monument Types and Dates***

RIDGE AND FURROW (MEDIEVAL - 1066 AD to 1485 AD)

Evidence LEVELLED EARTHWORK?

---

***Description and Sources***

**Description**

Ridge and furrow, lying on both north and south and east and west alignments, identified in a desk based survey (DAT 06/02/2013) <1>.

The 2006 aerial photography suggests that the fields are under the plough (DAT 06/02/2013) <2>

**Sources**

- (1) Drawn: Trent Valley Archaeological Research Committee (?). Unknown. 1:10 000 Overlays. SK03SE A
  - (2) Aerial Photograph: 2006-2010. Aerial photosurvey of Staffordshire - 2006-2010.
- 

***Location***

**National Grid Reference**

Centred SK 0635 3371 (292m by 581m) SK03SE Dispersed

**Administrative Areas**

Parish Uttoxeter Rural, East Staffordshire Borough

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***Designations, Statuses and Scoring***

**Associated Legal Designations - None recorded**

**Other Statuses and Cross-References**

Primary Record Number - 55456 Active

**Ratings and Scorings - None recorded**

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***Related Monuments - None Recorded***

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***Finds - None recorded***

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***Associated Events/Activities - None recorded***

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***Associated Individuals/Organisations - None recorded***

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**PRN Number** 55457 - MST19226 **Site Name** Park Farm, north east of Bramshall

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<b>PRN Number</b>	<b>Site Name</b>	<b>Record Type</b>
55457 - MST19226	Park Farm, north east of Bramshall	Monument

Ridge and furrow, evidence of medieval and later ploughing, was identified in a desk based survey.

---

***Monument Types and Dates***

RIDGE AND FURROW (MEDIEVAL - 1066 AD to 1485 AD)  
Evidence EARTHWORK?

---

***Description and Sources***

**Description**

Ridge and furrow, lying on both north and south and east and west alignments, identified in a desk based survey (DAT 06/02/2013) <1>.

**Sources**

(1) Drawn: Trent Valley Archaeological Research Committee (?). Unknown. 1:10 000 Overlays. SK03SE A

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***Location***

**National Grid Reference**

Centred SK 0674 3352 (105m by 65m) SK03SE Dispersed

**Administrative Areas**

Parish Uttoxeter, East Staffordshire Borough

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***Designations, Statuses and Scoring***

**Associated Legal Designations - None recorded**

**Other Statuses and Cross-References**

Primary Record Number - 55457 Active

**Ratings and Scorings - None recorded**

---

***Related Monuments - None Recorded***

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***Finds - None recorded***

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***Associated Events/Activities - None recorded***

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***Associated Individuals/Organisations - None recorded***

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## **C. Ordnance Survey maps (Envirocheck historic map set 1: 10,000)**



# Historical Mapping Legends

## Ordnance Survey County Series 1:10,560

- Gravel Pit
- Sand Pit
- Other Pits
- Quarry
- Shingle
- Orchard
- Osiers
- Reeds
- Marsh
- Mixed Wood
- Deciduous
- Brushwood
- Fir
- Furze
- Rough Pasture
- Arrow denotes flow of water
- Trigonometrical Station
- Site of Antiquities
- Bench Mark
- Pump, Guide Post, Signal Post
- Well, Spring, Boundary Post
- 285** Surface Level
- Sketched Contour
- Instrumental Contour
- Main Roads
- Minor Roads
- Sunken Road
- Raised Road
- Road over Railway
- Railway over River
- Railway over Road
- Level Crossing
- Road over River or Canal
- Road over Stream
- Road over Stream
- County Boundary (Geographical)
- County & Civil Parish Boundary
- Administrative County & Civil Parish Boundary
- County Borough Boundary (England)
- County Burgh Boundary (Scotland)
- Rural District Boundary
- Civil Parish Boundary

## Ordnance Survey Plan 1:10,000

- Chalk Pit, Clay Pit or Quarry
- Gravel Pit
- Sand Pit
- Disused Pit or Quarry
- Refuse or Slag Heap
- Lake, Loch or Pond
- Dunes
- Boulders
- Coniferous Trees
- Non-Coniferous Trees
- Orchard
- Scrub
- Coppice
- Bracken
- Heath
- Rough Grassland
- Marsh
- Reeds
- Saltings
- Building
- Glasshouse
- Sloping Masonry
- Pylon
- Electricity Transmission Line
- Pole
- Cutting
- Embankment
- Standard Gauge Multiple Track
- Standard Gauge Single Track
- Siding, Tramway or Mineral Line
- Narrow Gauge
- Geographical County
- Administrative County, County Borough or County of City
- Municipal Borough, Urban or Rural District, Burgh or District Council
- Borough, Burgh or County Constituency
- Civil Parish
- BP, BS** Boundary Post or Stone
- Ch** Church
- CH** Club House
- F E Sta** Fire Engine Station
- FB** Foot Bridge
- Fn** Fountain
- GP** Guide Post
- MP** Mile Post
- MS** Mile Stone
- Pol Sta** Police Station
- PO** Post Office
- PC** Public Convenience
- PH** Public House
- SB** Signal Box
- Spr** Spring
- TCB** Telephone Call Box
- TCP** Telephone Call Post
- W** Well

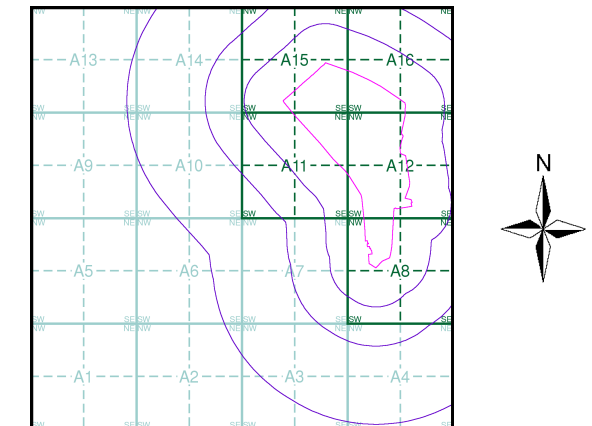
## 1:10,000 Raster Mapping

- Gravel Pit
- Rock
- Boulders
- Shingle
- Sand
- Slopes
- General detail
- Overhead detail
- Multi-track railway
- County boundary (England only)
- District, Unitary, Metropolitan, London Borough boundary
- Refuse tip or slag heap
- Rock (scattered)
- Boulders (scattered)
- Mud
- Sand Pit
- Top of cliff
- Underground detail
- Narrow gauge railway
- Single track railway
- Civil, parish or community boundary
- Constituency boundary
- Area of wooded vegetation
- Non-coniferous trees
- Coniferous trees
- Positioned tree
- Coppice or Osiers
- Heath
- Marsh, Salt Marsh or Reeds
- Flow arrows
- Mean high water (springs)
- Mean low water (springs)
- Electricity transmission line (with poles)
- Telephone line (where shown)
- Bench mark (where shown)
- Point feature (e.g. Guide Post or Mile Stone)
- Site of (antiquity)
- General Building
- Important Building

## Historical Mapping & Photography included:

Mapping Type	Scale	Date	Pg
Staffordshire	1:10,560	1884 - 1887	2
Staffordshire	1:10,560	1901	3
Derbyshire	1:10,560	1901	4
Derbyshire	1:10,560	1924	5
Staffordshire	1:10,560	1925	6
Derbyshire	1:10,560	1938	7
Ordnance Survey Plan	1:10,000	1955	8
Ordnance Survey Plan	1:10,000	1976	9
Ordnance Survey Plan	1:10,000	1992	10
10K Raster Mapping	1:10,000	2006	11
10K Raster Mapping	1:10,000	2012	12

## Historical Map - Slice A



## Order Details

Order Number: 44643739\_1\_1  
 Customer Ref: CIV14468  
 National Grid Reference: 406880, 334290  
 Slice: A  
 Site Area (Ha): 49.75  
 Search Buffer (m): 1000

## Site Details

Land at Parks Farm, Uttoxeter, Staffordshire



## Staffordshire

Published 1884 - 1887

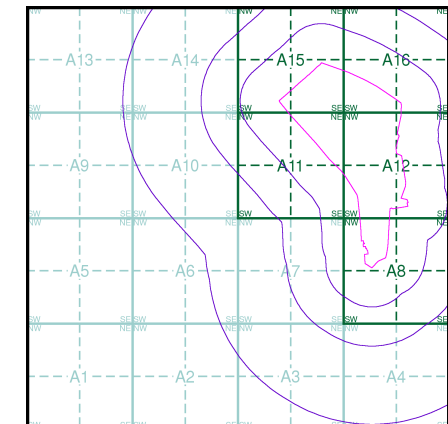
Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

### Map Name(s) and Date(s)

025SE 1887 1:10,560	026SW 1887 1:10,560
031NE 1887 1:10,560	032NW 1884 1:10,560

### Historical Map - Slice A

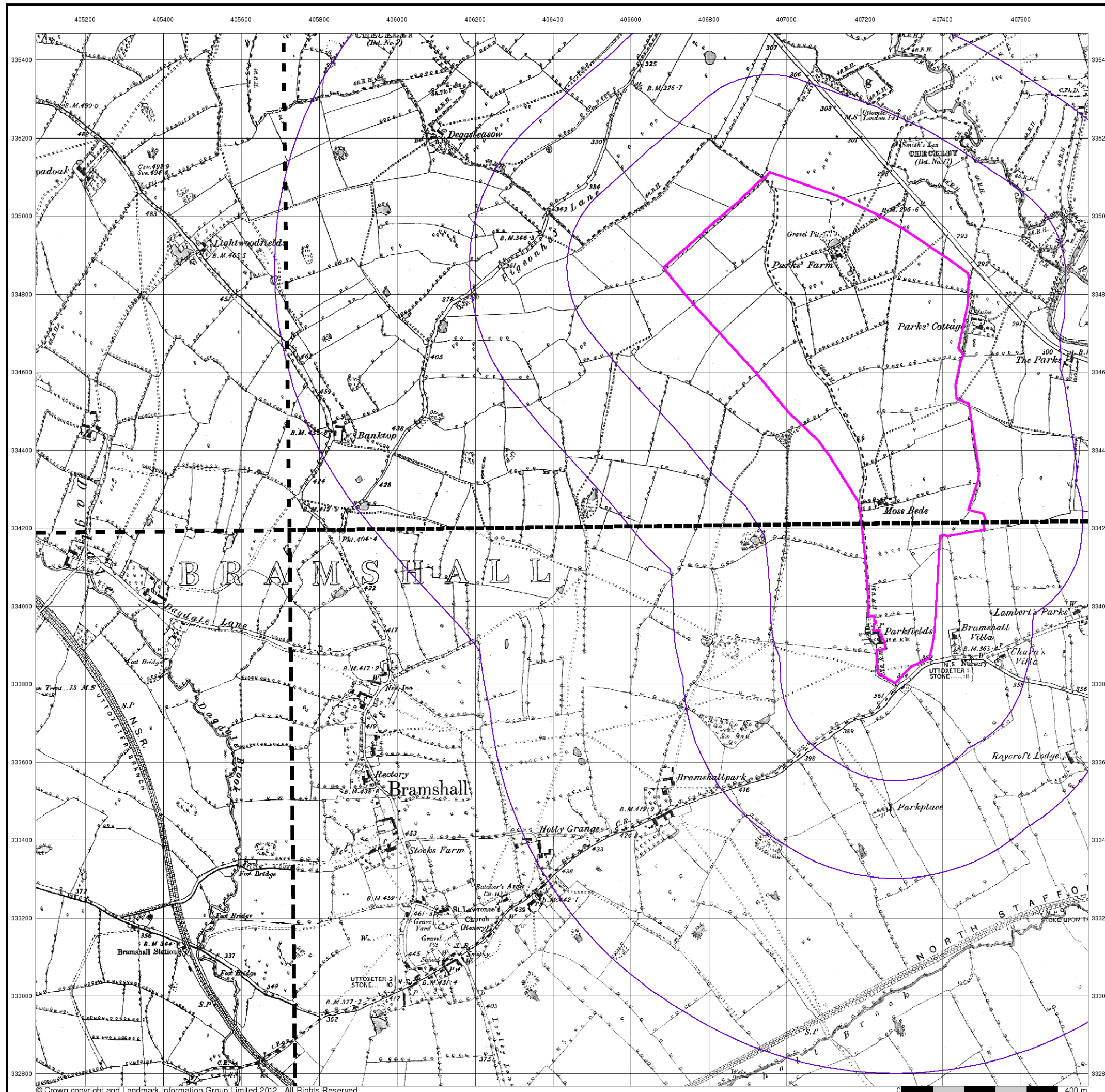


### Order Details

Order Number: 44643739\_1\_1  
 Customer Ref: CIV14468  
 National Grid Reference: 406880, 334290  
 Slice: A  
 Site Area (Ha): 49.75  
 Search Buffer (m): 1000

### Site Details

Land at Parks Farm, Uttoxeter, Staffordshire





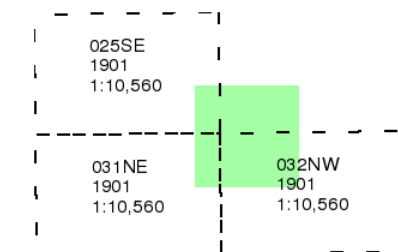
## Staffordshire

Published 1901

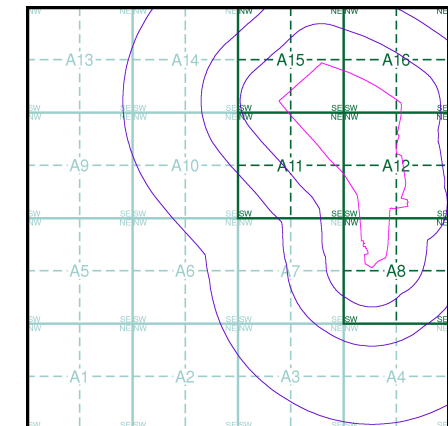
Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

### Map Name(s) and Date(s)



### Historical Map - Slice A

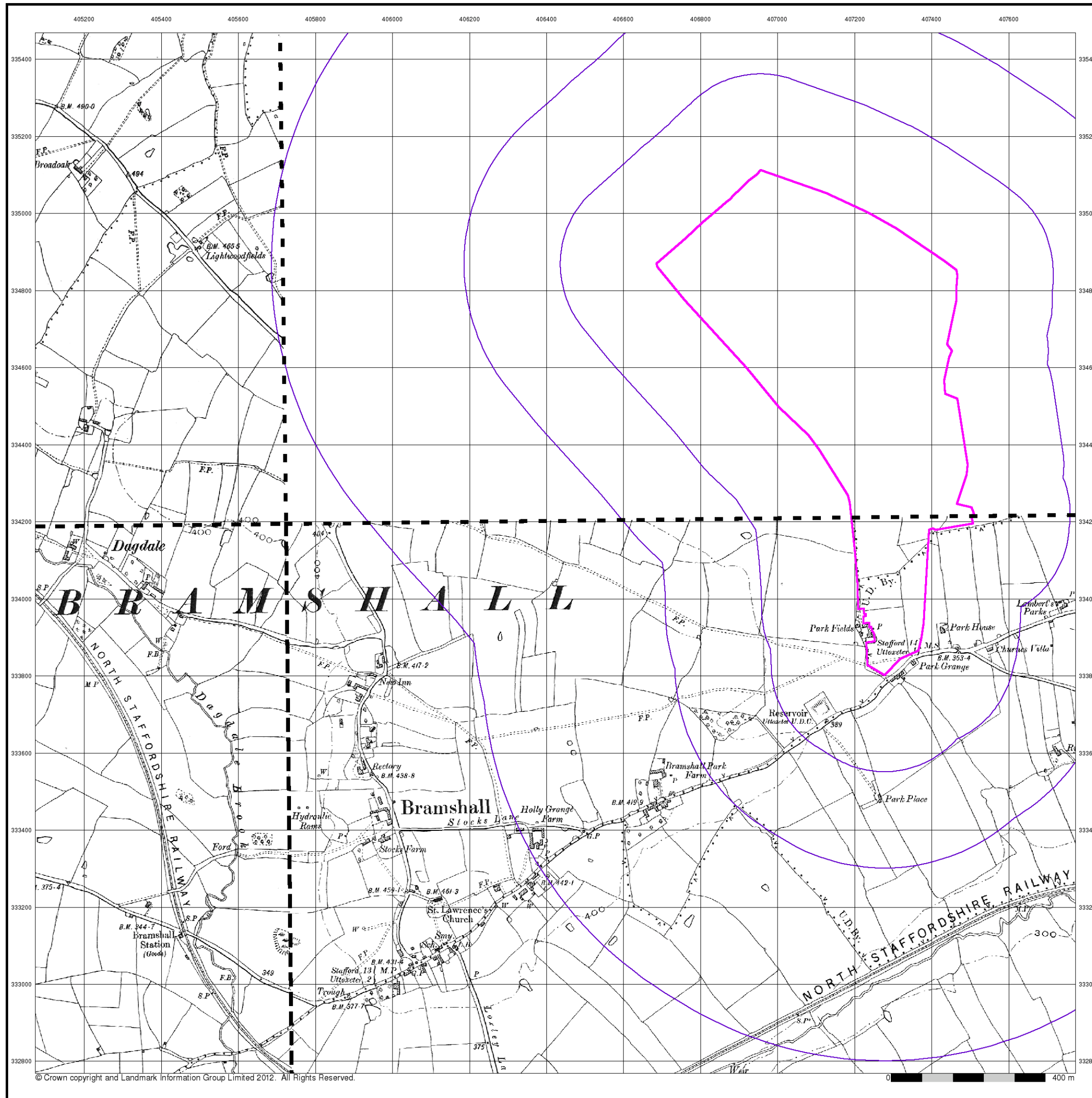


### Order Details

Order Number: 44643739\_1\_1  
 Customer Ref: CIV14468  
 National Grid Reference: 406880, 334290  
 Slice: A  
 Site Area (Ha): 49.75  
 Search Buffer (m): 1000

### Site Details

Land at Parks Farm, Uttoxeter, Staffordshire



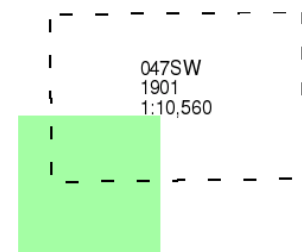
## Derbyshire

Published 1901

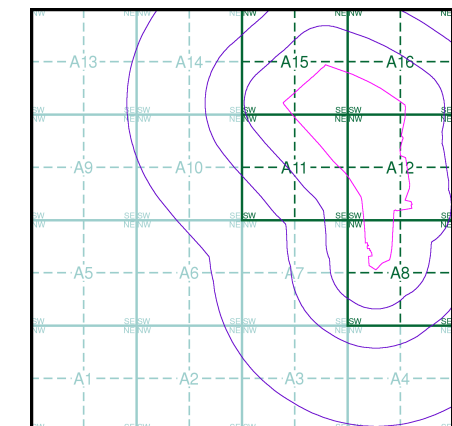
Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

### Map Name(s) and Date(s)



### Historical Map - Slice A

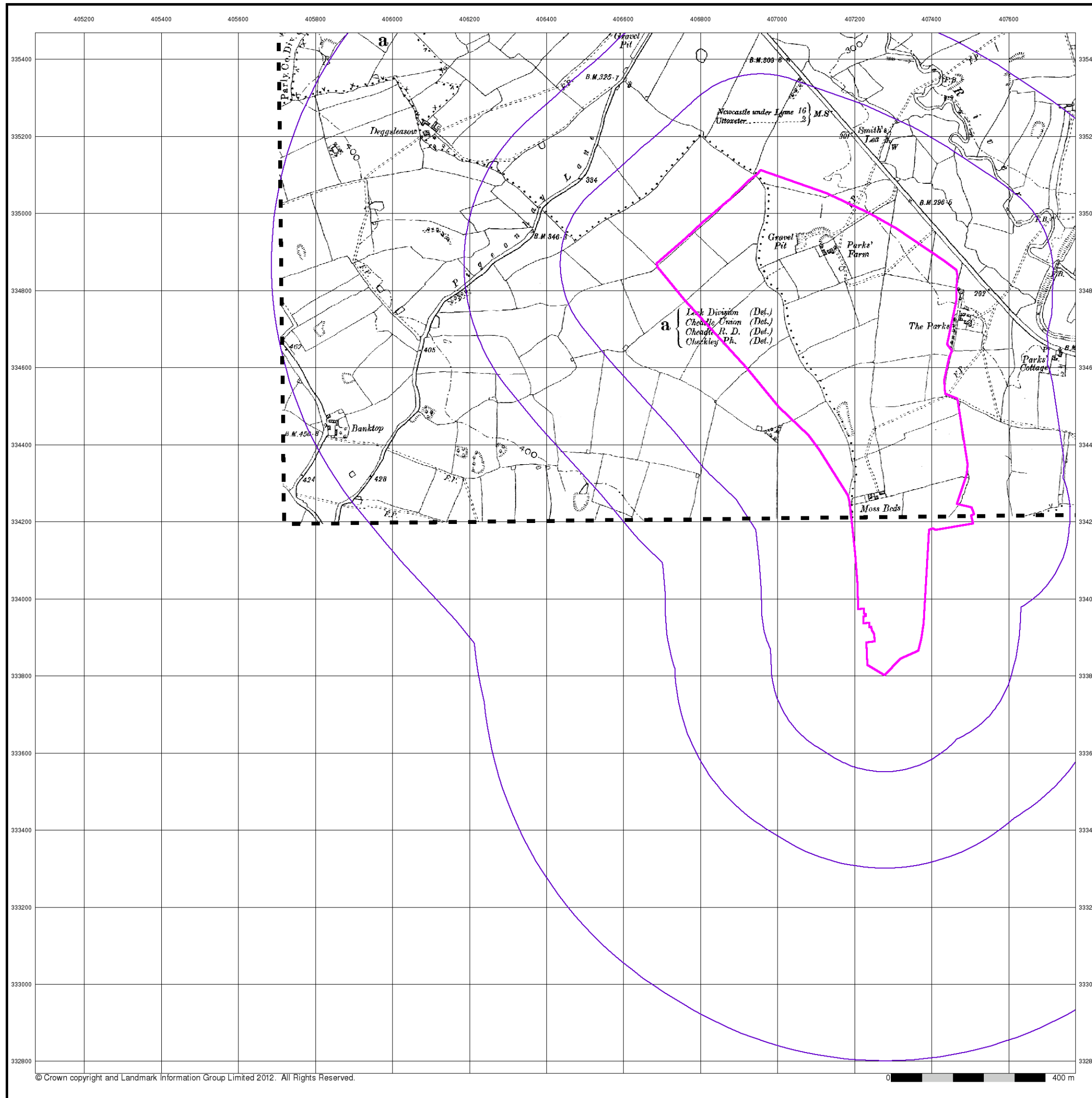


### Order Details

Order Number: 44643739\_1\_1  
 Customer Ref: CIV14468  
 National Grid Reference: 406880, 334290  
 Slice: A  
 Site Area (Ha): 49.75  
 Search Buffer (m): 1000

### Site Details

Land at Parks Farm, Uttoxeter, Staffordshire





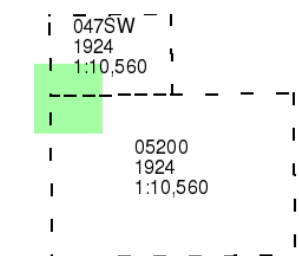
## Derbyshire

Published 1924

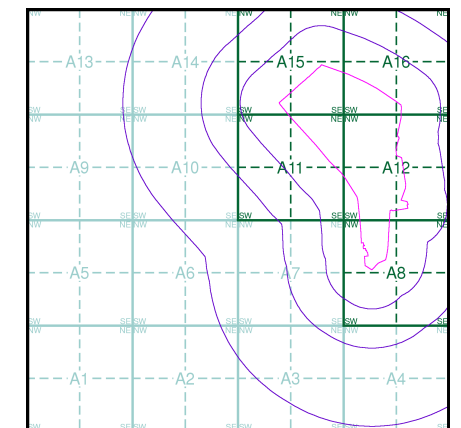
Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

### Map Name(s) and Date(s)



### Historical Map - Slice A

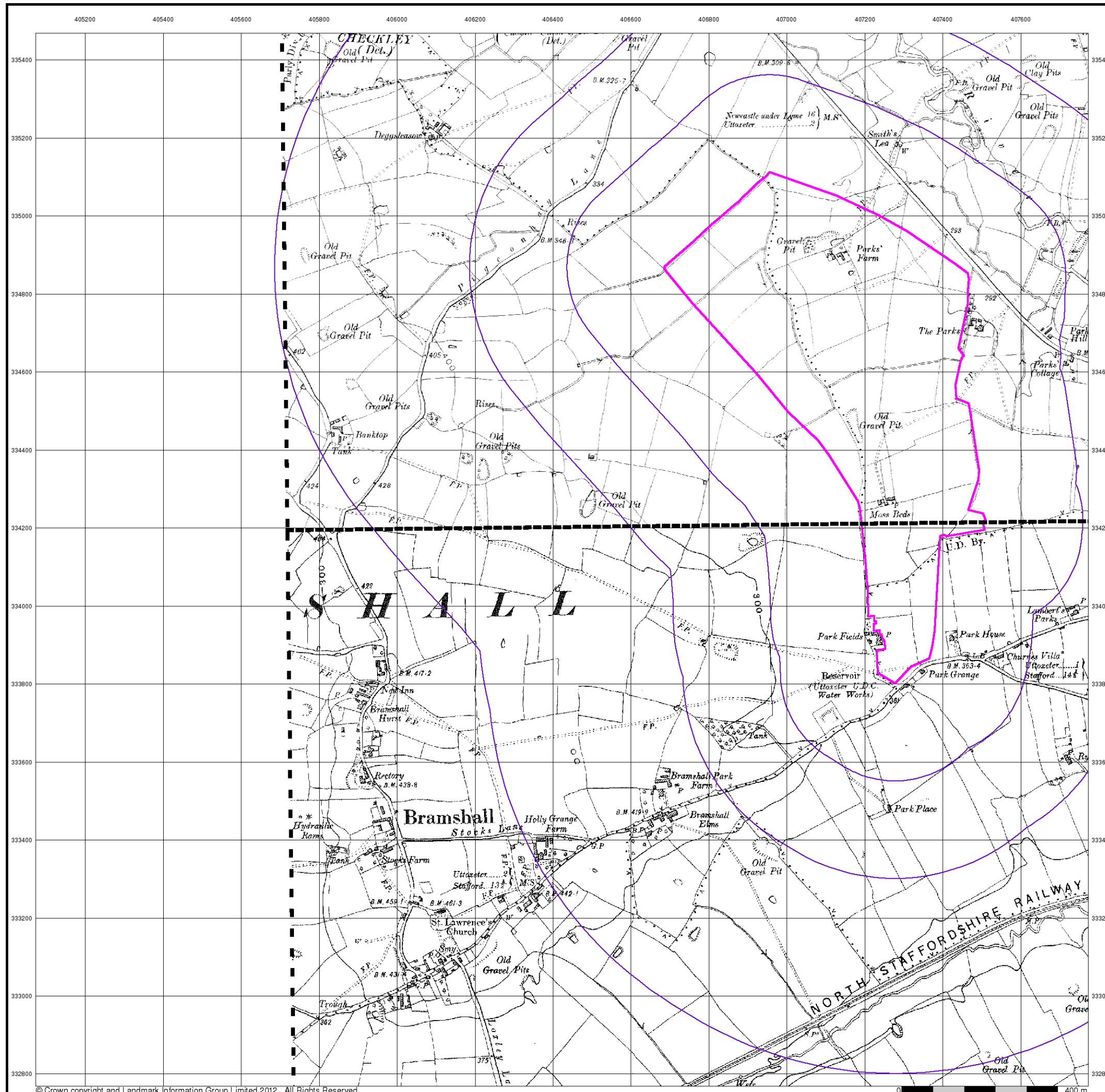


### Order Details

Order Number: 44643739\_1\_1  
 Customer Ref: CIV14468  
 National Grid Reference: 406880, 334290  
 Slice: A  
 Site Area (Ha): 49.75  
 Search Buffer (m): 1000

### Site Details

Land at Parks Farm, Uttoxeter, Staffordshire





## Staffordshire

Published 1925

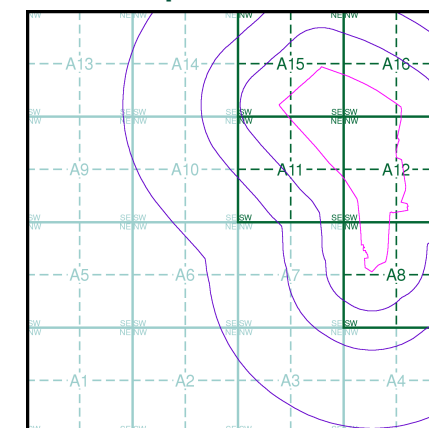
Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

### Map Name(s) and Date(s)

025SE	1925	1:10,560
031NE	1925	1:10,560

### Historical Map - Slice A

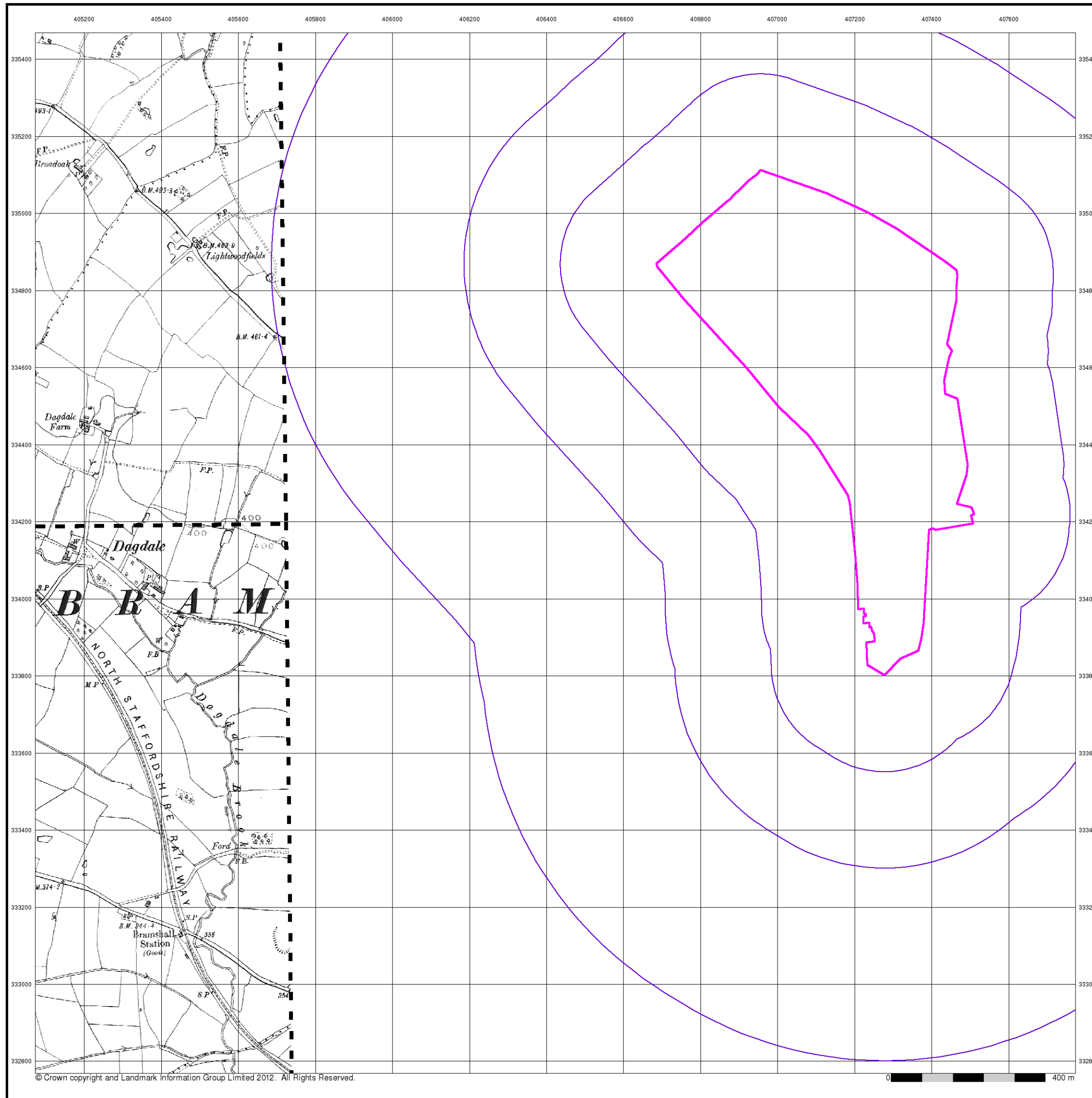


### Order Details

Order Number: 44643739\_1\_1  
 Customer Ref: CIV14468  
 National Grid Reference: 406880, 334290  
 Slice: A  
 Site Area (Ha): 49.75  
 Search Buffer (m): 1000

### Site Details

Land at Parks Farm, Uttoxeter, Staffordshire



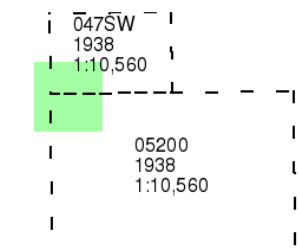
## Derbyshire

Published 1938

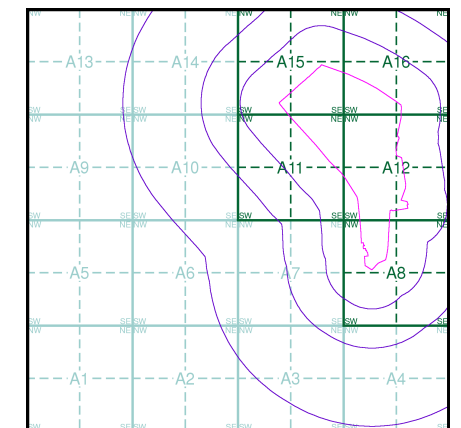
Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

### Map Name(s) and Date(s)



### Historical Map - Slice A

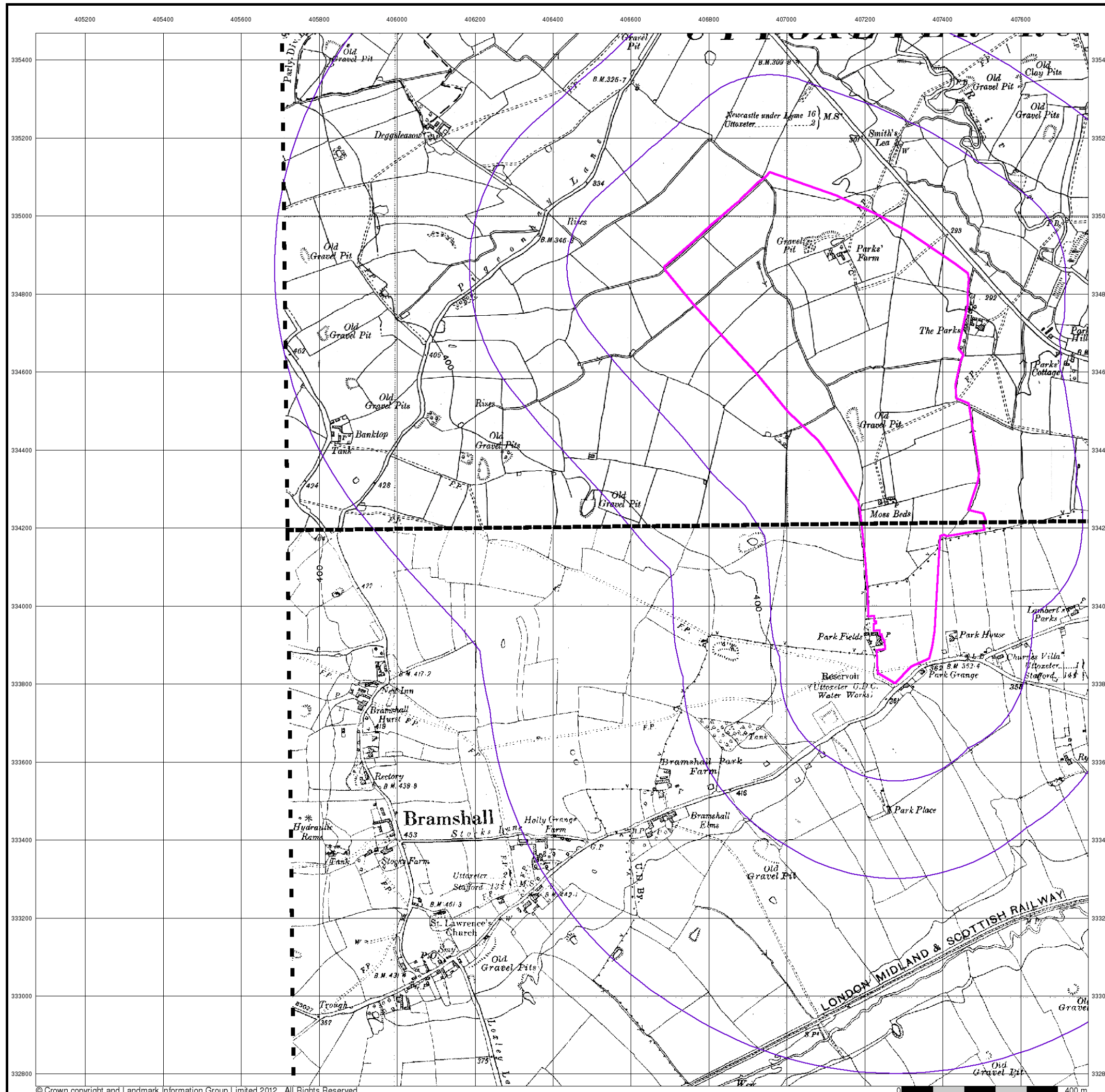


### Order Details

Order Number: 44643739\_1\_1  
 Customer Ref: CIV14468  
 National Grid Reference: 406880, 334290  
 Slice: A  
 Site Area (Ha): 49.75  
 Search Buffer (m): 1000

### Site Details

Land at Parks Farm, Uttoxeter, Staffordshire





## Ordnance Survey Plan

Published 1955

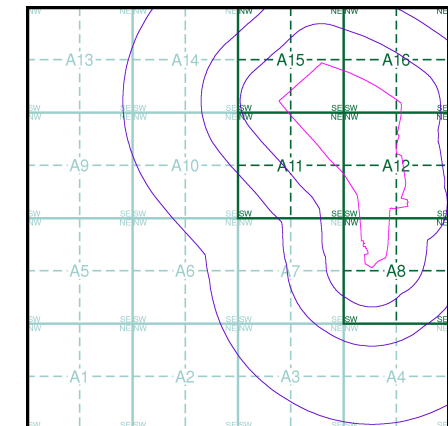
Source map scale - 1:10,000

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

### Map Name(s) and Date(s)

SK03NE	1955
1:10,560	
SK03SE	1955
1:10,560	

### Historical Map - Slice A

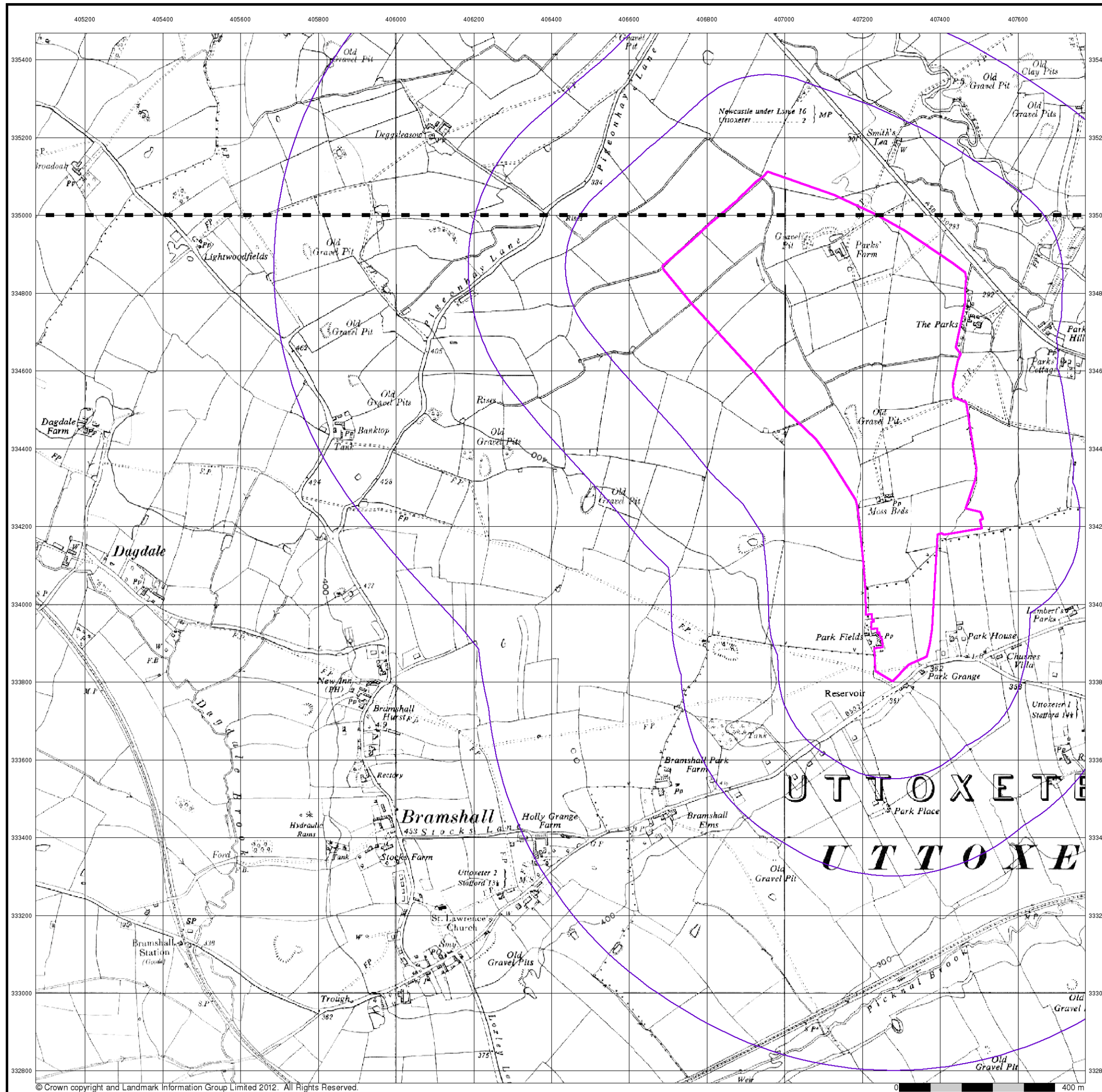


### Order Details

Order Number: 44643739\_1\_1  
 Customer Ref: CIV14468  
 National Grid Reference: 406880, 334290  
 Slice: A  
 Site Area (Ha): 49.75  
 Search Buffer (m): 1000

### Site Details

Land at Parks Farm, Uttoxeter, Staffordshire





## Ordnance Survey Plan

Published 1976

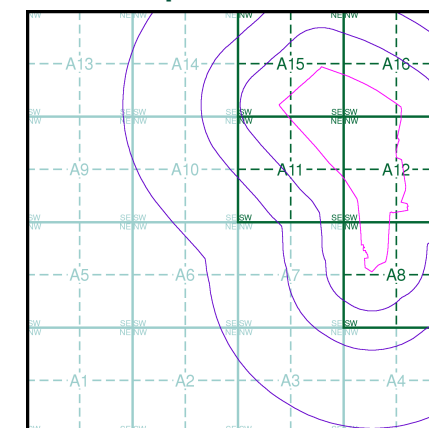
Source map scale - 1:10,000

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

### Map Name(s) and Date(s)

SK03NE	1976	1:10,000
SK03SE	1976	1:10,000

### Historical Map - Slice A

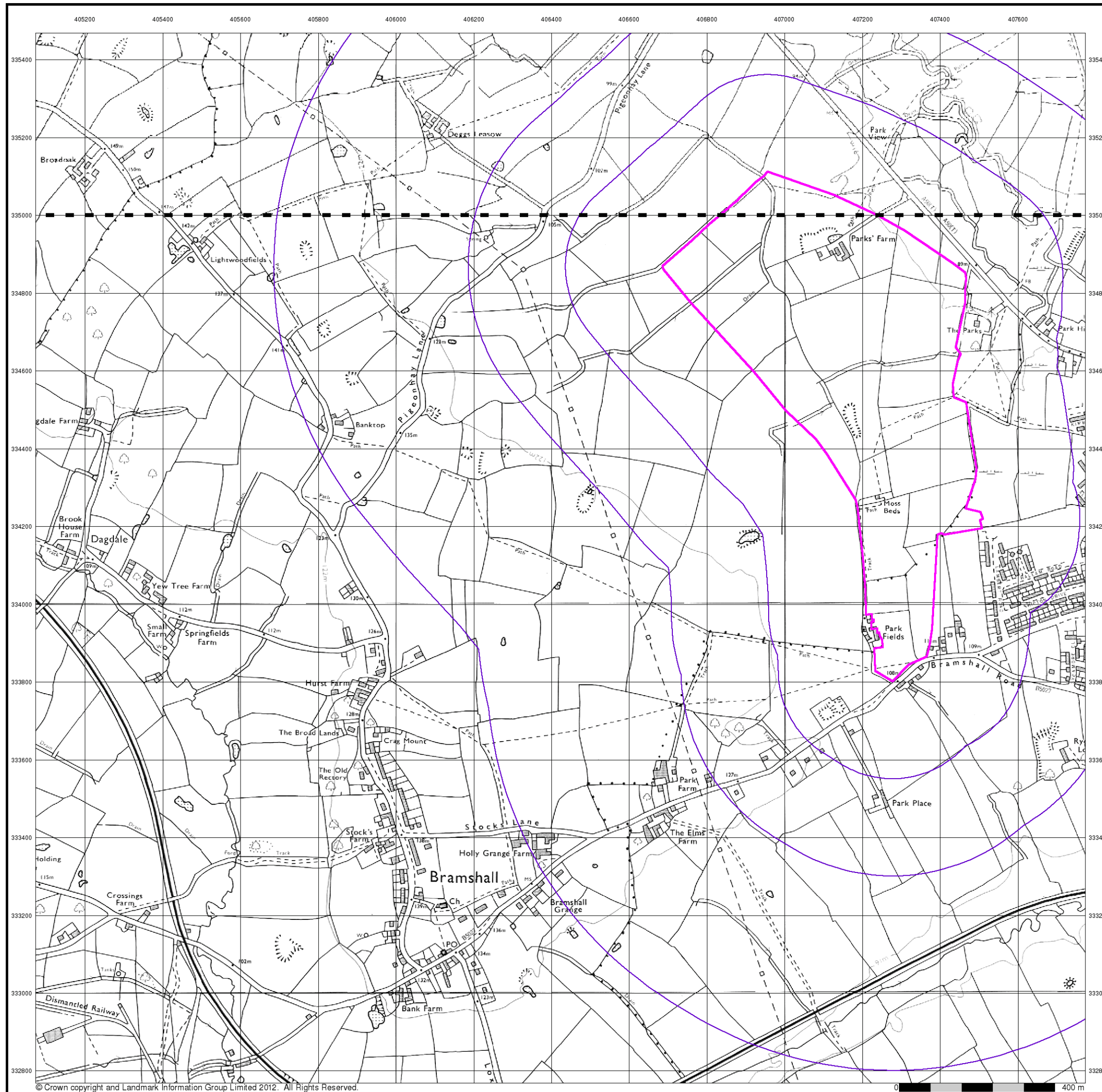


### Order Details

Order Number: 44643739\_1\_1  
 Customer Ref: CIV14468  
 National Grid Reference: 406880, 334290  
 Slice: A  
 Site Area (Ha): 49.75  
 Search Buffer (m): 1000

### Site Details

Land at Parks Farm, Uttoxeter, Staffordshire





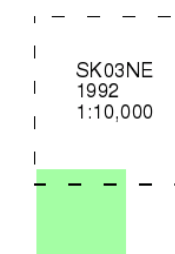
## Ordnance Survey Plan

Published 1992

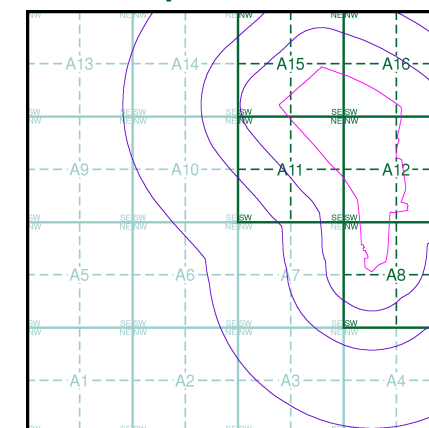
Source map scale - 1:10,000

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

### Map Name(s) and Date(s)



### Historical Map - Slice A

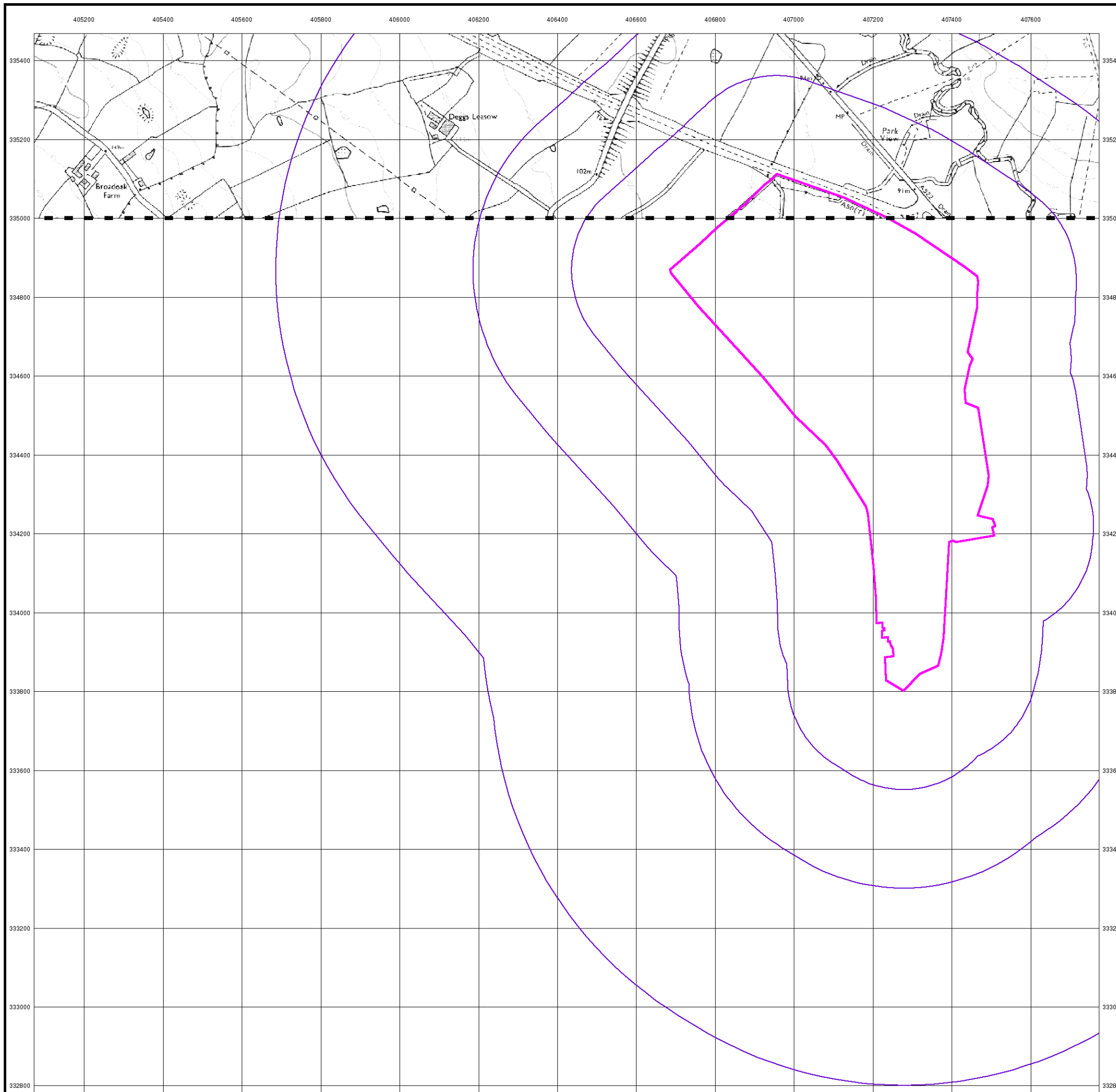


### Order Details

Order Number: 44643739\_1\_1  
 Customer Ref: CIV14468  
 National Grid Reference: 406880, 334290  
 Slice: A  
 Site Area (Ha): 49.75  
 Search Buffer (m): 1000

### Site Details

Land at Parks Farm, Uttoxeter, Staffordshire



### 10k Raster Mapping

Published 2006

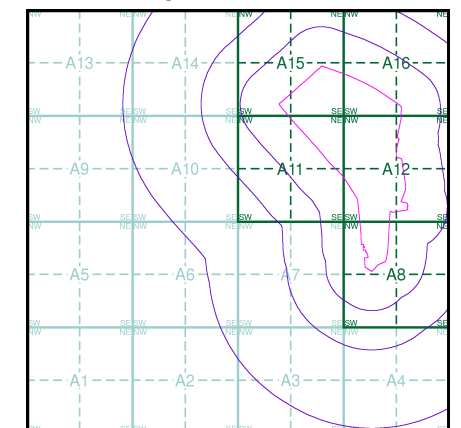
Source map scale - 1:10,000

The historical maps shown were produced from the Ordnance Survey's 1:10,000 colour raster mapping. These maps are derived from Landplan which replaced the old 1:10,000 maps originally published in 1970. The data is highly detailed showing buildings, fences and field boundaries as well as all roads, tracks and paths. Road names are also included together with the relevant road number and classification. Boundary information depiction includes county, unitary authority, district, civil parish and constituency.

#### Map Name(s) and Date(s)

SK03NE	2006	1:10,000
SK03SE	2006	1:10,000

#### Historical Map - Slice A

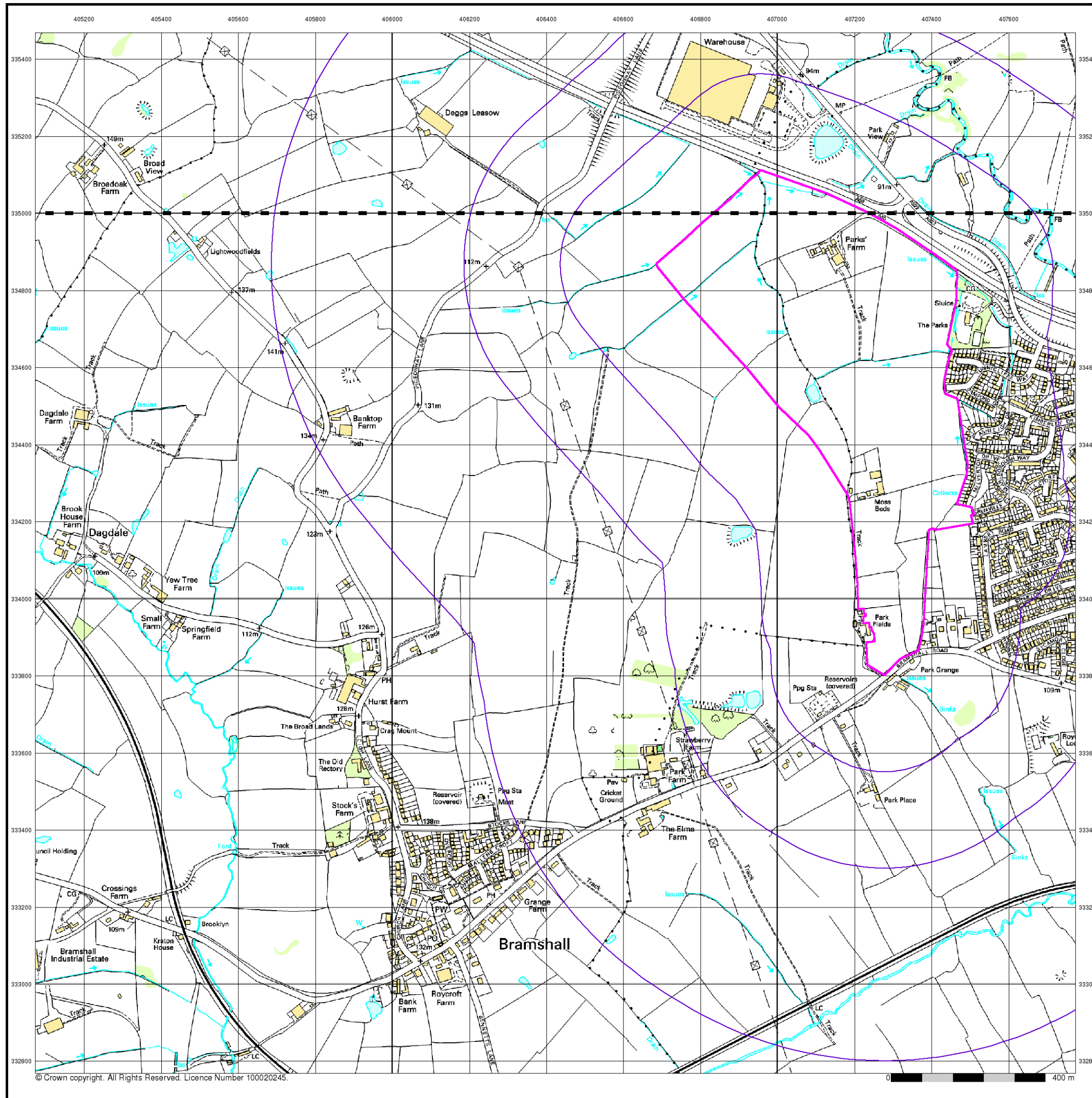


#### Order Details

Order Number: 44643739\_1\_1  
 Customer Ref: CIV14468  
 National Grid Reference: 406880, 334290  
 Slice: A  
 Site Area (Ha): 49.75  
 Search Buffer (m): 1000

#### Site Details

Land at Parks Farm, Uttoxeter, Staffordshire





### 10k Raster Mapping

Published 2012

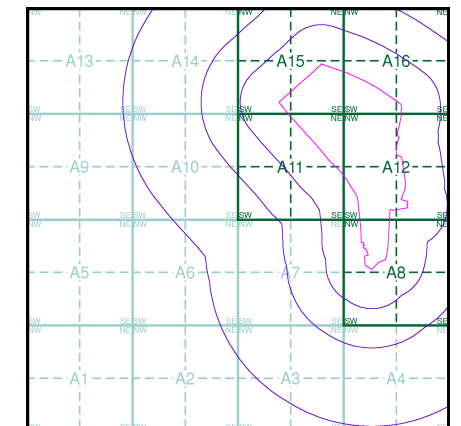
Source map scale - 1:10,000

The historical maps shown were produced from the Ordnance Survey's 1:10,000 colour raster mapping. These maps are derived from Landplan which replaced the old 1:10,000 maps originally published in 1970. The data is highly detailed showing buildings, fences and field boundaries as well as all roads, tracks and paths. Road names are also included together with the relevant road number and classification. Boundary information depiction includes county, unitary authority, district, civil parish and constituency.

### Map Name(s) and Date(s)

SK03NE	2012	1:10,000
SK03SE	2012	1:10,000

### Historical Map - Slice A

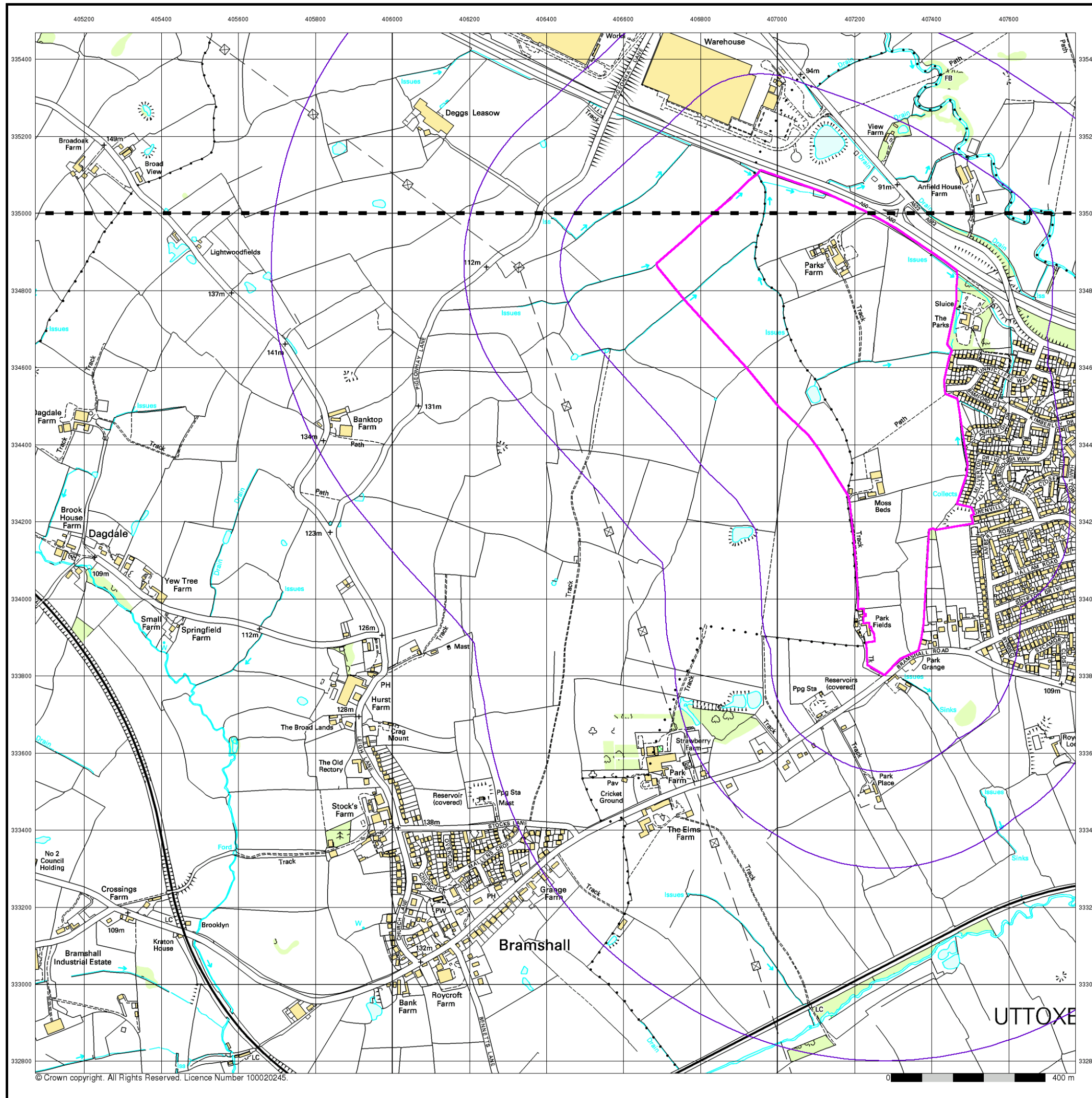


### Order Details

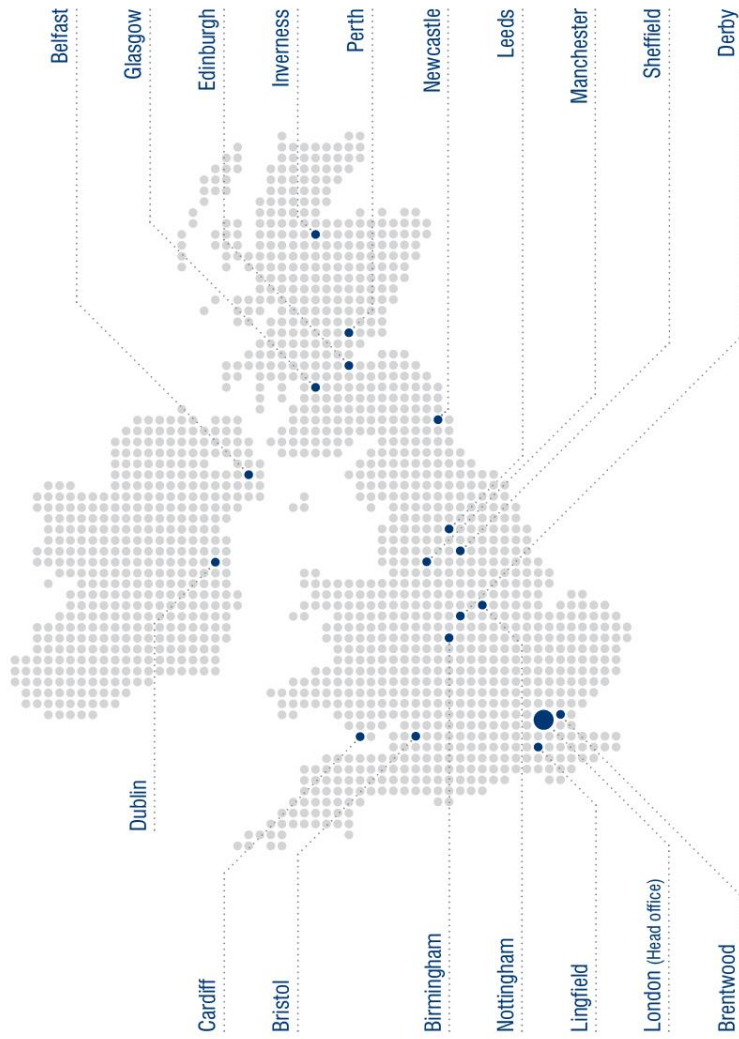
Order Number: 44643739\_1\_1  
 Customer Ref: CIV14468  
 National Grid Reference: 406880, 334290  
 Slice: A  
 Site Area (Ha): 49.75  
 Search Buffer (m): 1000

### Site Details

Land at Parks Farm, Uttoxeter, Staffordshire



# UK and Ireland Office Locations





# UK and Ireland Office Locations

