

Lichfield

Historic Character Assessment



Staffordshire Extensive Urban Survey

Lichfield

Controlled Document

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	Name	Signature	Date
Prepared by:	Debbie Langley		10/03/2011
Checked by:	Stephen Dean		22/03/2010
SCC Approved:	Stephen Dean		09/08/2012

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The Project

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

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

Thirty-three Historic Urban Character Areas (HUCAs) have been identified in the Lichfield project (cf. Map 13).

The Historical Development of Lichfield

Within the EUS project area there is good evidence for human activity during the earlier Prehistoric periods. The earliest evidence relates to five Mesolithic flint tools found within St Michael's Churchyard, whilst a possible Neolithic settlement was postulated from quite substantial evidence including finds and possible structures to the south of the Cathedral. Evidence from the late Prehistoric and Roman periods is more ephemeral in the form of stray finds. However, one of the principal Roman roads within the county, Ryknild Street, crosses the southern portion of the project area on a roughly north-east to south-west alignment. The most significant recent discovery, however, has been a building constructed in the Early medieval period incorporating rubble from what may represent a high-status Roman

building thought to have once been present in the vicinity. The original location of this building is unknown, but the archaeological contractors suggested that it must have been sited within the immediate vicinity of Lichfield.

It is currently unclear to what degree the Lichfield area was settled in the Roman and immediate post-Roman period. Historically its origins are more closely associated with St Chad who was created Bishop of Mercia in AD669 and established a cathedral at Lichfield during his short tenure as Bishop (669-672). Several important early medieval discoveries have been made within the extant Cathedral including graves, structures and the probable 8th century 'Lichfield Angel'. The latter is on display at the cathedral along with the roughly contemporary 'Lichfield Gospels'.

There is also evidence for activity during the early medieval period beyond the Cathedral Close. This includes a possible boundary ditch near Sandford Street to the west and the two phases of Anglo-Saxon building overlying the post-Roman building at Cross Keys (to the east) mentioned earlier in this section. Plan analyses of the town have also identified several further potential sites for early medieval settlement. Both St Chad's Church at Stowe and St Michael's Church at Greenhill have been suggested as early church sites. The site of the former is historically associated with the bishop, St. Chad, and a well there is believed to have 7th century origins. Throughout the medieval period St Chad's shrine was an important focus for pilgrimage which in turn is likely to have benefitted the economy of town.

Three pools had been created within the Trunkfield Book valley to the south of the Cathedral by at least the medieval period. Minster Pool and Stowe Pool functioned as mill ponds, powering watermills on Dam Street and at Stowe, respectively. They were also utilised as fishponds, and this was

probably the main function of Upper Pool; now the location of Museum Gardens. However, it is also likely that at their maximum extent during the medieval period they formed part of a deliberate aesthetic landscape associated with The Cathedral Close. Upper Pool had been infilled by the late 18th century whilst Minster Pool and Stowe Pool were dredged in the mid 19th century to form reservoirs.

The historic core of the extant town plan was created in the mid 12th century by the Bishops of Lichfield. There is a good survival of historic buildings throughout the medieval streets; the majority date to the 18th and 19th century, although many of these retain earlier timber framing behind their facades. There are also a number of buildings where the timber framing is visible externally. Two medieval hospitals survive; the buildings of St John's Hospital date to the late 15th century while the extant buildings of Dr Milley's Hospital, on Bird Street, are probable early 16th century in date. Parts of the Franciscan Friary also survive within the fabric of Lichfield Library and Record Office Friary and an open area opposite is thought to mark the site of the Friary church.

The Cathedral continues to dominate views around and into the town. The extant building is Grade I Listed and despite later additions and alterations, substantial medieval architecture survives. The Close was enclosed by a stone wall and a moat; parts of both survive and are both Scheduled and Listed. Substantial rebuilding (including the central spire) was required during the later 17th century following the English Civil War. The Scheduled Monument, Prince Rupert's Mound, lying approximately 100m north west of the Cathedral is now thought to represent a defensive outwork rather than offensive. Important historic buildings survive within the Close; including the medieval timber-framed Vicars Close and Darwin's House which

operates as Museum dedicated to the life and works of Erasmus Darwin, the grandfather of Charles.

Lichfield continued to be the ecclesiastical centre for the region during the post-medieval period although never functioned as the administrative centre for Staffordshire. However, during particularly the eighteenth and nineteenth centuries Lichfield was the market centre for the surrounding parishes and was at the heart of a series of thriving coaching routes. During this period Lichfield boasted numerous coaching inns although it did not expand substantially beyond the medieval core laid out by successive Bishops during the 12th and 13th centuries.

Suburbs formed beyond the town boundary along Beacon Street, Upper St John Street, Greenhill, Lower Sandford Street and Stowe Street from at least the early 13th century. There are few areas of 18th and 19th century suburban expansion; this largely occurred during the 20th century. Large areas of mid 20th century suburban development occurred to the north and south, but the single largest development was Boley Park in the south east which was built during the late 20th century.

Characterisation and Assessment

- ◆ The HUCAs which exhibit the greatest heritage significance are largely those which comprise the historic core of the town comprising The Close, the medieval town, the pools, medieval churches and the medieval and other early suburban activity associated with Lichfield (**HUCA 1, HUCA 2, HUCA 3, HUCA 4, HUCA 8, HUCA 10, HUCA 13, HUCA 14, HUCA 15 and HUCA 26**). These HUCAs also contain the greatest number of designated heritage assets. The conservation of the historic townscape within these HUCAs is of primary importance; this in turn has benefits for the quality of the environment and the sense of place for the community and visitors. There is also a high potential for below ground archaeological deposits to survive within these HUCAs.
 - ◆ The Lichfield Conservation Area (016) covers the historic core of Lichfield and parts of it also lie within **HUCA 19, HUCA 20 and HUCA 29**. The Grade II Registered Park and Garden, Cathedral Close and Linear Park covers **HUCA 1, HUCA 2, HUCA 10 and HUCA 17**.
 - ◆ The contribution of heritage assets to the overall historic character of the townscape has been identified within **HUCA 7, HUCA 11, HUCA 28, HUCA 31 and HUCA 33**. These areas largely relate to mid 19th to early 20th century suburban expansion. Grade II Listed buildings lie within **HUCA 7, HUCA 28, HUCA 31 and HUCA 33**. In HUCA 28 the Listed buildings comprise the surviving ranges of the mid 19th century Union Workhouse.
 - ◆ Historic interests have been identified within **HUCA 6, HUCA 16, HUCA 20 and HUCA 27**, which solely relate to the potential for below ground archaeological deposits to survive. .
- Historic interests including potential below ground archaeological remains and/or legible heritage assets have also been identified within the remaining HUCAs (**HUCA 5, HUCA 8, HUCA 9, HUCA 12, HUCA 18, HUCA 21, HUCA 22, HUCA 23, HUCA 24, HUCA 25 and HUCA 32**). These heritage assets do not dominate the historic character of the HUCAs but their conservation and enhancement is desirable to ensure their continued contribution to the legible history of the town.
- ◆ No historic interest has been currently identified within **HUCA 30**, which is dominated by late 20th century suburban expansion. However, the heritage values identified within this HUCA is subject to re-evaluation in line with future priorities concerning what constitutes the historic environment.
 - ◆ Within the town centre and early suburbs (**HUCA 1, HUCA 2, HUCA 3, HUCA 4, HUCA 8, HUCA 10, HUCA 13, HUCA 14 and HUCA 15**) and particularly the Lichfield Conservation Area efforts should be made to improve the historic character of the area through the management of the public realm. Guidance is provided on de-cluttering, surface treatment, appropriate use of signage and street furniture in the joint English Heritage and Department of Transport document entitled 'Streets for All: West Midlands'. The document is accessible on <http://www.helm.org.uk/>. Staffordshire County Council also issued a guidance note in 2011 'Conservation in the Highway: Structure of historic importance' <http://www.staffordshire.gov.uk/environment/eLand/HistoricEnvironment/BuiltEnvironment/ConservationintheHighwayGuidanceDocument2011.pdf>

Introduction

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

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

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

Each of the Historic Character Assessment reports are statements of current knowledge and are not intended to be original research documents.

Background

A pilot study for Newcastle-under-Lyme was carried out in January 2007. Following this an assessment was undertaken to determine which towns in Staffordshire would be eligible for an Extensive Urban Survey. As a result twenty-three towns were identified for study. The selection criteria were based upon three studies of Staffordshire towns by historians and historical geographers who identified the medieval or early post medieval characteristics determining how towns differ from rural settlements. Such criteria included the form of the settlement; the presence of burgage plots¹ and formal market places whether physically surviving, referenced in historical documents or identifiable on historic mapping. It also took into account the references to medieval organisations such as guilds and to the construction of civic buildings such as town or market halls. The diversity and nature of the occupations of the inhabitants were also included; the greater the range and the less agricultural focussed the more likely to represent an urban settlement².

Aim

The main aim of the Staffordshire EUS is to understand the development and the current historic character of the towns. The towns are evaluated to identify the nature and extent of surviving heritage assets, which encompasses buildings, monuments (above and below ground archaeology), place, areas, landscapes and townscapes³.

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

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

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

Outputs

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

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



Section Summary

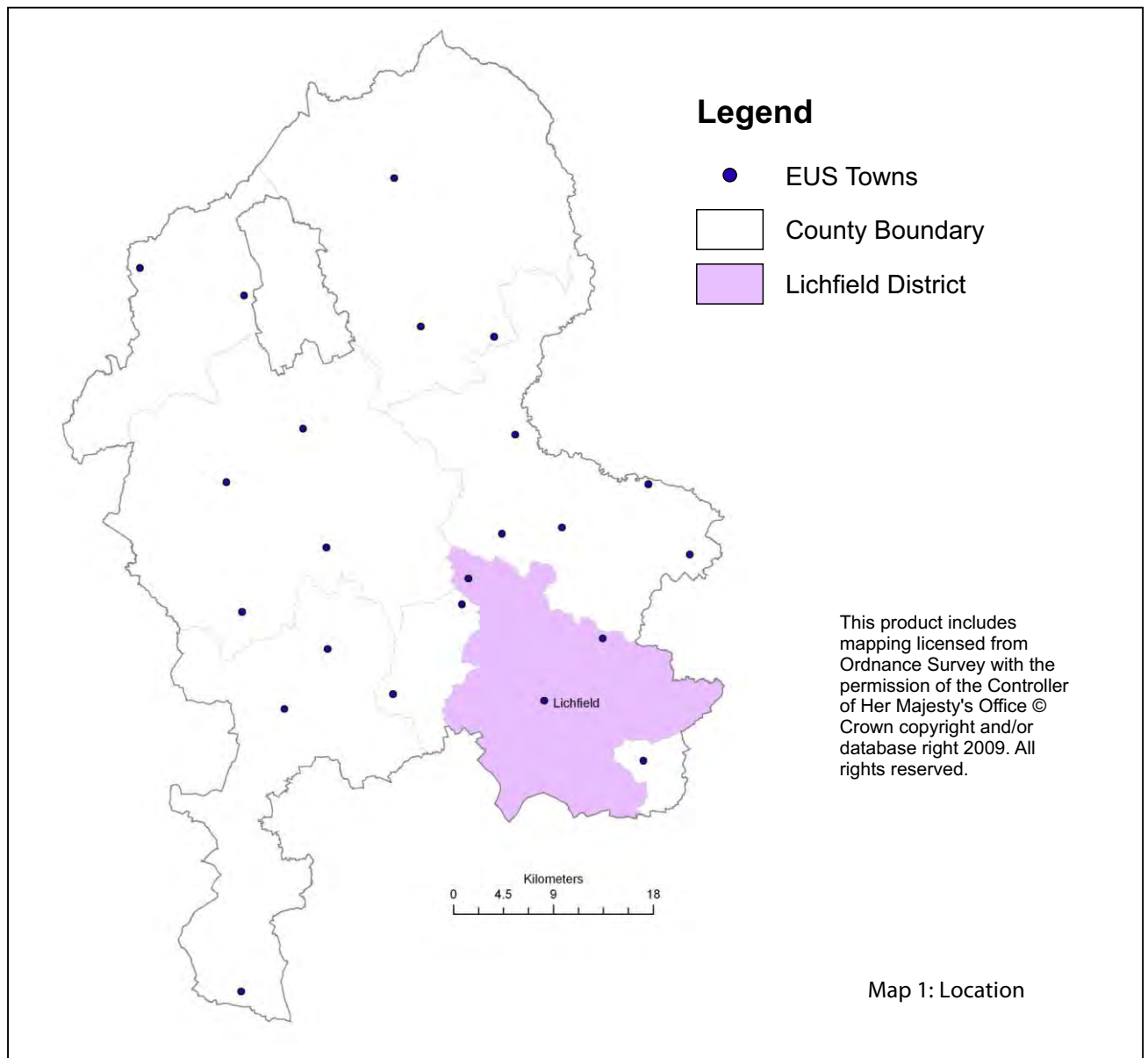
- ◆ Lichfield forms the focus of a network of roads leading ultimately to London, Stafford/Chester, Burton-upon-Trent, Walsall and Tamworth; all of which were important towns in the medieval period. The road network may have much earlier origins. However, the earliest known road is Ryknild Street which crosses the southern portion of the EUS project area on a roughly north-east to south-west alignment, but which by-passes the historic core of Lichfield.
- ◆ From the late 7th century to the mid 16th century Lichfield was the focus of pilgrimages to St Chad's shrine located in the Cathedral. The remains of the shrine are thought to have been found during an archaeological excavation in the nave of the Cathedral in 2003. St Chad's church at Stowe may also have formed part of the pilgrimage trail. From the early 19th century Lichfield became a tourist destination for the admirers of Dr. Samuel Johnson, the 18th century lexicographer.
- ◆ The earliest evidence for human activity within the EUS area is five Mesolithic flints from St Michael's churchyard at Greenhill. Within the Trunkfield valley, to the south of the Cathedral, a possible Neolithic settlement was archaeologically excavated in the late 1970s.
- ◆ Little is known about the later Prehistoric and Roman periods beyond stray finds. The most significant recent discovery, however, has been a building constructed in the Early medieval period incorporating masonry from a high-status Roman building. The original location of this building is unknown, but the archaeological contractors suggested that it must have been sited within the immediate vicinity of Lichfield.
- ◆ Lichfield has been the focus of much historical and archaeological work through the centuries because of its association with the 7th century Bishop of Lichfield, St Chad, who was responsible for founding the cathedral. Consequently, archaeological work up to circa 1990 has tended to concentrate upon identifying early medieval settlement and religious sites; and several have been located. Works within the Cathedral have identified early medieval graves and structures as well as the probable 8th century 'Lichfield Angel'. The latter is on display at the cathedral along with the roughly contemporary 'Lichfield Gospels'.
- ◆ An analysis of the plan form of the town identified possible early medieval settlement along five roads within the EUS project area, although there are possibly a further two potential settlement sites (map 4). Only one archaeological intervention has identified early medieval activity within these areas to date. However, a possible early medieval ditch, so far unconnected with areas of projected settlement, lies to the west of the town.
- ◆ The Cathedral and its Close has formed an important focal point within the townscape from the early medieval period onwards and it continues to dominate views around and into the town. Part of the medieval moat and wall which surrounded The Close survives to the north east and is a Scheduled Monument. Important medieval and later buildings lie within the Cathedral Close including three which are Grade I and eleven Grade II* Listed. Two of these buildings, Darwin House and the former Bishop's Palace are closely associated with their 18th century inhabitants, Erasmus Darwin and Anna Seward.

- ◆ Minster Pool and Stowe Pool probably originated as mill ponds in the early medieval or medieval period, but were altered to their current form in the mid 19th century when they were adapted as reservoirs. Both make positive contributions to the aesthetics of the townscape and provide important public space. Indeed Minster Pool may have partially been created as part of a deliberate aesthetic landscape in the medieval period.
- ◆ The extant plan of the historic core of the town was laid out in the mid 12th century under the auspices of the Bishops of Lichfield and includes the market place. There is good survival of historic buildings throughout the medieval streets; the majority date to the 18th and 19th century, although many of these retain earlier timber framing behind their facades. There are a number of buildings where the timber framing is visible externally.
- ◆ Besides the Cathedral there are six medieval religious sites within the historic core; three churches, two hospitals and the Friary. St Mary's Church in the market is probably contemporary with the planned town although its extant structure is largely 19th century in date. However, St Michael's and St Chad's are believed to have early medieval origins; the latter being associated with the place to which St Chad retreated and where he is thought to have died. Early fabric is retained within all three of the remaining religious houses. The buildings of St John's Hospital, whilst having been founded by the 13th century, date to the circa 1495 and are examples of an early brick building. The buildings of Milley's Hospital probably date to the early 16th century. Part of one of the medieval Friary buildings and a section of the precinct wall also survives. The site of the Friary church has been retained as a public open space and is a Scheduled Monument.
- ◆ The Scheduled Prince Rupert's Mound to the north of the Cathedral represents the physical evidence of Lichfield's role during the English Civil War of the mid 17th century.
- ◆ The suburban expansion of Lichfield began at an early date with documentary evidence recording settlement beyond the town gates on Beacon Street, St John Street, Sandford Street, Greenhill and possibly Stowe Street from the 13th century.
- ◆ There are few areas of 18th and 19th century suburban expansion; this largely occurred during the 20th century. Large areas of mid 20th century suburban development occurred to the north and south, but the single largest development was Boley Park in the south east which was built during the late 20th century.

1. Setting

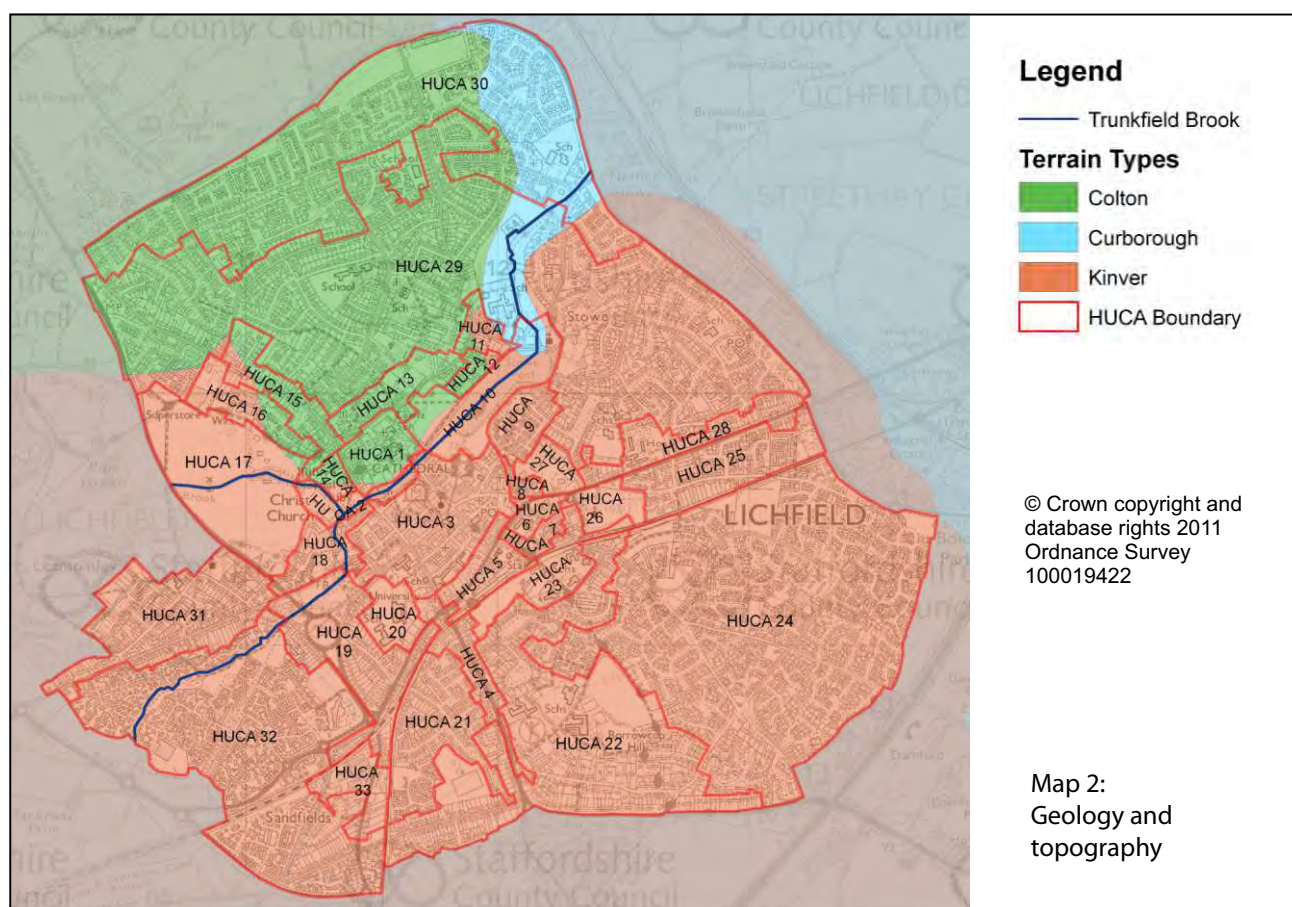
1.1 Location

Lichfield lies towards the south west of Staffordshire and developed within the valley of the Trunkfield Brook. It has been the focus of a network of roads radiating out towards London, Chester/Stafford, Burton and Tamworth since at least the medieval period.



1.2 Geology and topography

The highest point lies at Borrowcop Hill which is located to the south of the EUS project area at around 114m AOD. The EUS area is bisected by the Trunkfield Brook valley which lies on an approximately south west/north east alignment. The land rises up to the north west above the valley to around 104m AOD and to the south east to around 98m AOD at St Michael's Church on Green Hill (cf. map 2).



Map 2 shows the geology of the EUS area at a very broad level. To the north of the Trunkfield valley the land is comprised of Mercia Mudstones (Terrain type: 'Colton'), whilst to the south soft Triassic sandstones predominate (Terrain type: 'Kinver')⁷. To the north east there is a spur of mudstones and soft sandstones which is free of glacial drift (Terrain type: 'Curborough')⁸.

1.3 Sources

1.3.1 Historical

The principal historic source was volume XIV of the Staffordshire Victoria County History (VCH) published in 1990, which concentrates upon Lichfield and a number of surrounding villages. The Lichfield City Conservation Area Appraisal document, produced by the District Council, was also consulted.

1.3.2 Cartographic

The earliest cartographic material available for consultation was Speed's map of Lichfield published in 1610. However, the earliest detailed map of the town and its historic suburbs was John Snape's map of 1781. Several 19th century maps were consulted; a detailed map of St Mary's parish, covering the town centre (1832) and map covering the three parishes of St Chad's, St Mary's and St Michael's (1838).

The series of Ordnance Survey maps both 6" and 25" which were published four times between 1880 and 1938 were also extensively consulted. Aerial photographs taken in 1963 and 2000 also proved to be immensely important to the characterisation of the project area.

1.1.1 Archaeological

Lichfield has been the subject of considerable archaeological work from plan form analyses to physical interventions. Three town plan analyses have been carried out, but the most recent and extensive was by Terry Slater in the early 1980s which included a measured survey of the extant burgage plots within the town⁹.

The 'South Staffordshire Archaeological and Historical Society Transactions 1980-1981 volume XXII' was entirely devoted to an overview of the historic and archaeological evolution of Lichfield, including an earlier town plan analysis by Stephen Bassett. It also included two articles on archaeological interventions carried out in the late 1970s.

The number of archaeological interventions within the EUS project area increased following the publication of "Planning Policy Guidance Note 16 (PPG 16): Archaeology and planning" in 1990¹⁰. In total there have been around 58 desk-based assessments and archaeological interventions during the two decades since 1990.

2. Context and Historical Development

2.1 Prehistoric

There are two sites within Lichfield from which significant evidence of Prehistoric activity has been noted. The earliest of these are five Mesolithic flint tools found during an excavation within the St Michael's church yard to the east of Greenhill (cf. map 3 and HUCA 26)¹¹. It was proposed that this sample may indicate a flint working area located upon a low hill overlooking the Trunkfield valley to the west¹².

The second site was Neolithic in date and was identified in an excavation to the south of Lichfield Cathedral (cf. map 3 and HUCA 1)¹³. It comprised half a dozen shallow pits associated with an assemblage of flint tools, flakes and pottery. Burnt bone and two pot boilers were also recovered suggesting a cooking area¹⁴. There were also a large number of stake holes which, whilst they could not be closely dated, may also have been associated with Neolithic activity on the site¹⁵. Other artefacts of Neolithic date have also been found within the town including a leaf-shaped arrowhead from Beacon Park and a Neolithic flint axe, which may have been found in Gaia Lane¹⁶. If this is the case then both of these artefacts were found within 400m of the Neolithic settlement mentioned above and further enhance the evidence for human activity during this period.

There is further evidence for human activity during the Neolithic period from the area around Wall, which lies approximately 3.5km to the south west of Lichfield¹⁷.

A retouched flake of probable late Neolithic or early Bronze Age was also discovered during archaeological work in Sandford Street, located approximately 300m south west of the Neolithic settlement site (HUCA 3)¹⁸. The only further evidence for Bronze Age activity within Lichfield are two palstave axes whose exact

findspots are unknown¹⁹. However, beyond the city there is clearer evidence for activity during the Bronze Age which includes a probable bowl barrow at Offlow located approximately 4km to the south²⁰. A number of finds have also been found around Wall and to both the west and north of Lichfield.

There is currently no evidence for activity dating to the Iron Age from within the city and little has been identified beyond the EUS project area. However, features identified as cropmarks to the north and possibly to the south of Watling Street and to the east of Wall have been suggested as evidence of farming activity during the Iron Age²¹. Archaeological work carried out in advance of the construction of the M6 (Toll), approximately 950m to the south east of the church at Wall, found further evidence to suggest Iron Age activity in the form of the clearance of woodland to the south of the Roman road (Watling Street (A5)) probably for pasture²². There was also limited evidence for cereal cultivation in the vicinity at this period. Overall the evidence suggests that there was settlement in the area to the south west of Lichfield, around Wall, during the Iron Age.

¹¹ Staffordshire HER: PRN 02637

¹² Ibid; Carver 1982a: 2

¹³ Staffordshire HER: PRN 02681

¹⁴ Pot boiler: A stone heated in a fire then dropped into a liquid to heat it. (Scope note reproduced from the Thesaurus of Monument Types by kind permission of English Heritage. © 2010 English Heritage).

¹⁵ Carver 1982b: 37

¹⁶ Staffordshire HER: PRN 01939 and PRN 01940; Hodder 1982: 21

¹⁷ Staffordshire HER: PRNs 60481 to 60487; 60517 and 60520

¹⁸ Staffordshire HER: PRN 50358; Bevan 2004: 96

¹⁹ Hodder 1982: 21; Palstave: A bronze axehead of middle or late Bronze Age date in which the side flanges and the bar/stop on both faces are connected, forming a single hafting aid. Some types feature a side loop to further assist hafting. (Scope note reproduced from the Thesaurus of Monument Types by kind permission of English Heritage. © 2010 English Heritage).

²⁰ Staffordshire HER: PRN 01093

²¹ McKinley 2008: 185

²² Ibid: 91

²³ English Heritage: SM no. 15; National Heritage List for England: List Entry No. 1006108
²⁴ Booth 2008: 518; McKinley 2008: 87; Burnham & Wachter 1990: 276; Wardle 2002: 11; Staffordshire HER: PRN 00031 & PRN 00033; Vicus A district, suburb or quarter of a town or village adjacent to a fort, with the lowest legal status accorded to a built up area. (Scope note reproduced from the Thesaurus of Monument Types by kind permission of English Heritage. © 2010 English Heritage).

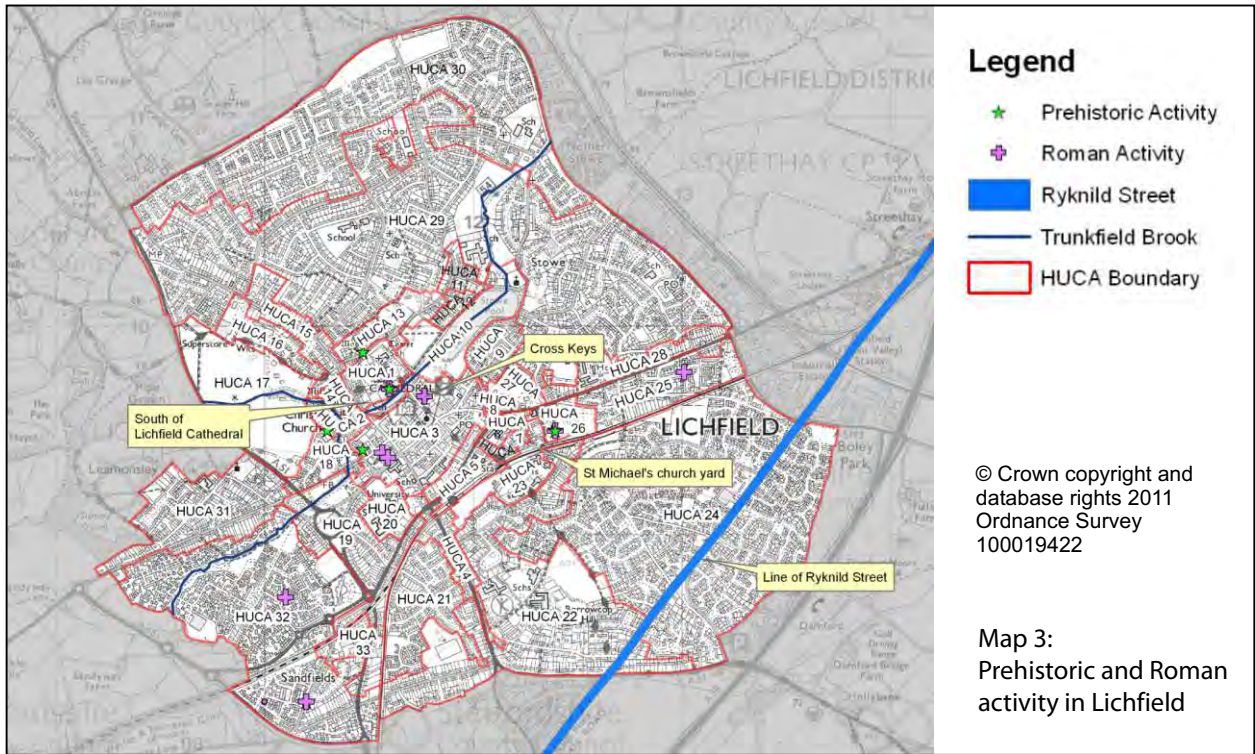
²⁵ Staffordshire HER: PRN 00033; Wardle 2002: 11; Mansio: A type of Roman lodging house, frequently sited near the town gate. (Scope note reproduced from the Thesaurus of Monument Types by kind permission of English Heritage. © 2010 English Heritage).

²⁶ Wardle 2002: 11-12

²⁷ Booth 2008: 518

²⁸ McKinley 2008: 87

²⁹ Ibid: 185



2.2 Roman (43AD to 409AD)

2.2.1 Roman forts and vicus at Wall

Evidence for human activity dating to the Roman period around Lichfield concentrates mostly around the village of Wall. This settlement lies approximately 3.5km to the south west of Lichfield and is a landscape that has been intensively studied over many years. Much of the area within and immediately adjacent to the extant village of Wall has been designated as a Scheduled Monument²³.

The site comprises a series of early Roman forts lying to the north of Watling Street along with a contemporary vicus; a civilian settlement known to history as Letocetum. The settlement lay along the Roman road of Watling Street (A5), possibly for a distance of between 1.5km to 3km, and to the west of the road junction with the Roman Ryknild Street²⁴. The most substantial visible remains of the vicus are two stone structures; a bath house and a building interpreted as a mansio²⁵. The first of these buildings appears to have been established in the late 1st century AD and the latter in the early 2nd century²⁶. Both buildings had gone out of use by the end of the 3rd century, although the site of the bath house appears to have subsequently been used for domestic occupation²⁷. Many of the other buildings which have been identified during archaeological works were timber built²⁸.

Also associated with the Roman activity at Wall are two cemeteries; one to the west and one to the east of the town²⁹. Neither has been fully excavated and their extents remain unknown. The western cemetery lay on Watling Street and the eastern example was laid out astride Ryknild Street (approximately 950m from the extant church at Wall) although it has been suggested that

³⁰ Ibid

³¹ Booth 2008: 533

³² Marches Archaeology 2001a; Simpson 1986

³³ Rodwell 1992; Rodwell 2003; Carver 1982a: 3; Carver 1982b: 37

³⁴ Carver 1982a: 6; Gypsum burial: An inhumation burial in which the body is covered by a shroud, placed in a coffin of stone, wood or lead and covered with gypsum, plaster or lime. Roman and early Medieval. (Scope note reproduced from the Thesaurus of Monument Types by kind permission of English Heritage. © 2010 English Heritage).

³⁵ Nick Tavener Archaeological Services et al forthcoming: 54

³⁶ Ibid: 41.

³⁷ Ibid: Executive Summary

³⁸ Staffordshire HER: PRN 05155

³⁹ Staffordshire HER: PRN 0362; Wilson 1982: 73

⁴⁰ Carver 1982: 6

⁴¹ Staffordshire HER: PRN 05115

⁴² Staffordshire HER: PRN 05118

it probably extended north towards the junction with Watling Street. Both appear to have been established at a similar period and are contemporary with the forts and the earliest settlement in the town. However, based on the current knowledge it appears that the western cemetery was discontinued in the later Roman period, whilst the eastern cemetery may have continued in use into the early-mid 4th century³⁰.

There is currently little evidence for activity from the later 4th century³¹. However, this is not to say that there was not continuity of activity to some degree during the early medieval period.

2.2.2 Evidence from Lichfield

Roman building material has been discovered in archaeological investigations in three areas of the city centre; within The Close (cf. map 3 and HUCA 1), on the northern side of the Friary site and at Cross Keys to the west of the Cathedral (both in HUCA 3). On the Friary site a single fragment of a box flue tile was recovered while another investigation recovered a sherd of Samian pottery³². However, the cumulative data from work in and around the Cathedral suggest a building stood in the vicinity during the Roman period³³. A gypsum burial in a lead coffin was discovered 2.4m below the south aisle of the Cathedral in 1751 which may have been Roman in date, although it lies in an area where early medieval burials have more recently been discovered (cf. 2.3.4)³⁴.

An archaeological investigation at Cross Keys, approximately 250m to the south east of the Cathedral identified a small rectangular structure of two bays on the edge of the Trunkfield valley (cf. map 3 and HUCA 3)³⁵. This building probably post-dates the Roman period (cf. 2.3.2 below), but the walls incorporated fragments of masonry from the rubble core of what appears to have been a

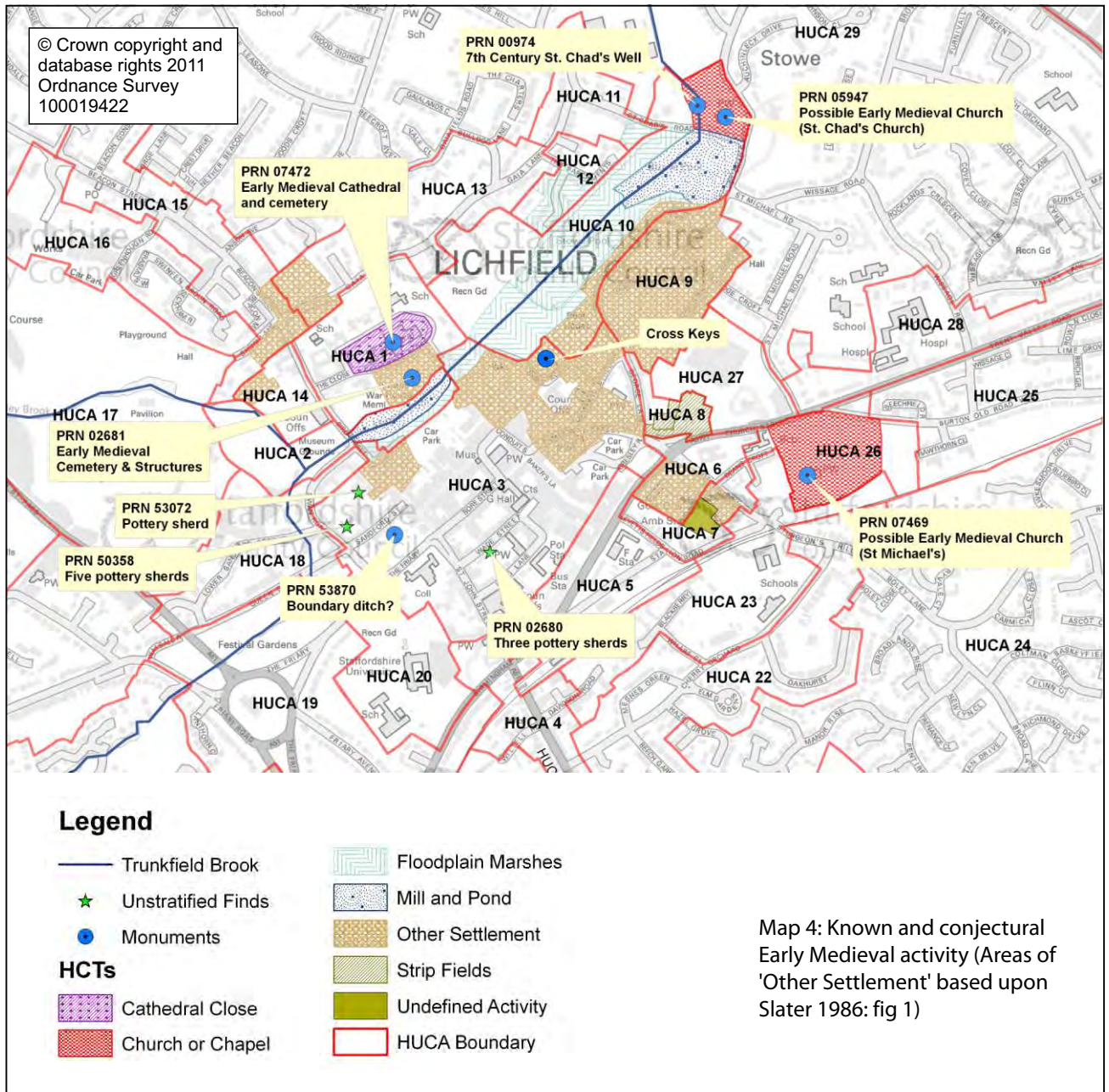
substantial Roman building³⁶. The location of this building was not identified on the Cross Keys site, but it is likely to have stood within the current extent of Lichfield³⁷. To date this is the best evidence for settlement within the town. The placename 'Lichfield' is discussed in 2.3.1 below, but it appears to suggest that the site of the later town formed part of the lands belonging to Letocetum. Consequently it is possible that this structure may have been one of several farmsteads or villas constructed to farm this landscape and supply the vicus (see also 2.2.3).

The Roman road of Ryknild Street crosses the EUS area on a north-east to south-west alignment approximately 1.7km south east of Lichfield Cathedral, but within the project area (cf. map 3)³⁸. Its location further raises the likelihood of Roman activity within this area. The only other evidence to date is limited comprising three Roman coins found at Ash Grove to the south east of Stowe in 1969 (HUCA 25) and a sherd of Roman pottery found during an archaeological excavation in St Michael's churchyard (HUCA 26)³⁹. A further possible Roman pot and human remains were recovered in 1802 from beneath the causeway at the western end of Minster Pool (HUCA 2)⁴⁰.

2.2.3 Other evidence for activity around Lichfield

There is further evidence for Roman activity away from Wall and Lichfield itself which includes the possible site of a Roman villa at Curborough to the north of EUS project area⁴¹. The evidence is based upon the large quantities of Roman artefacts that have been recovered. It has also been speculated that a nearby linear feature, possibly a trackway, may be further evidence of Roman activity although a medieval plough headland has not been ruled out⁴².

Further stray finds have been recovered from Elmhurst as well as to the north west of the project area. A large quantity of Roman coins have been found near Streethay to the north east of Lichfield and between 1995 and 1998 fifteen Roman coins were found to the west of Sandfields⁴³. Although the stray finds can add very little to the story of Roman period occupation of this area the cumulatively the PRN evidence does appear to suggest a farmed landscape supporting at least small scale settlement.



⁴⁴ Johnson 1990: 37
⁴⁵ Taylor 1969: 49; Studd 1982: 25

⁴⁶ Taylor 1969: 50

⁴⁷ Nick Tavener Archaeological Services forthcoming: 54

⁴⁸ *Ibid.*: Executive Summary

⁴⁹ Grubenhaus: A timber building based around a sunken hollow, the floor of which may have been suspended above the hollow to counteract dampness. Grubenhauser are believed to date from the 5th to 8th centuries AD but may be earlier. Use Grubenhaeuser as plural. (Scope note reproduced from the Thesaurus of Monument Types by kind permission of English Heritage. © 2011 English Heritage).

⁵⁰ *Ibid.*

⁵¹ Slater 1986: 24

2.3 Early Medieval (410AD to 1065AD)

2.3.1 Placename

The placename is first recorded in documentary sources from the 8th century; in both a Life of St Wilfred and the Ecclesiastical History of Bede, although the latter only survives in the form of 11th century copies⁴⁴. It is generally agreed by scholars that the prefix of the name 'Lich' is taken from the Roman name for Wall Letocetum; this in turn appears to have been borrowed from the Welsh 'luitgoed' which means 'grey wood'⁴⁵. The suffix 'field' refers to open land or possibly farmland. The placename 'Lichfield' therefore has been taken to mean "the land belonging to or administered by Letocetum i.e. the land belonging to the town of Wall"⁴⁶.

2.3.2 Settlement

There is evidence for domestic and industrial activity across Lichfield during the early medieval period (cf. map 4). The most substantial evidence comes from an archaeological investigation carried out during 2007/08 at the Cross Keys car park on the north eastern side of HUCA 3 (cf. map 4). The earliest building excavated on this site incorporated re-used Roman masonry within its walls (as discussed above cf. 2.2.2). The construction of the building has not been closely dated, but it appears to have been in use between the 5th and early 7th centuries⁴⁷. Environmental remains found during the excavation included evidence for cereal cultivation which suggested that the building was either domestic in function or was used for storage⁴⁸. It was replaced by two phases of grubenhauser⁴⁹ both of which appear to have been deliberately superimposed over the earlier sub-Roman building. The site continued to be occupied following the destruction of this building into the 8th and

9th centuries, but appears to have been largely abandoned until some point in the 11th century⁵⁰. The early date for the first building on this site confirms that occupation of Lichfield pre-dates the ecclesiastical site associated with the arrival of St Chad AD 669 (cf. 2.3.4) and indeed may have formed part of wider activity which prompted the initial establishment of the cathedral/minster in this location rather than in Wall.

Prior to the Cross Keys excavation this area of Lichfield, around Lombard Street, had been identified by Terry Slater in his town plan analysis (1986), as being one of several potential locations for the focus of early medieval occupation (cf. HCT 'Other Settlement on map 4). Slater has argued that the most significant early medieval settlement was likely to have been positioned along the Lombard Street/Stowe Street axis (primarily within HUCA 9, but also parts of HUCA 3 cf. map 4) being located between the two early churches of St Michael's and St Chad's (cf. 2.3.5)⁵¹.

The other locations for early medieval settlement identified in Slater's analysis included along the northern side of Gaia Lane north of the Cathedral (HUCA 13); either side of Bird Street and possibly along Dam Street and Beacon Street (all within HUCA 3). Only five archaeological interventions have been carried out within any of these proposed early sites and all of these have occurred in the vicinity of Bird Street (cf. map 4).

Consequently the possibility that there were sites of early medieval occupation within the other areas has yet to be tested. However, the evidence from Bird Street has, to date, failed to contribute significantly to our understanding of early medieval activity. Two archaeological interventions to the west of Bird Street recovered a total of six Early medieval pottery sherds, although they were all residual in later features. One 10th/11th century sherd came

⁵² Northamptonshire Archaeology 2009: 9 and 47

⁵³ Marches Archaeology 2002

⁵⁴ Nichol and Ratkai 2004: 61, 72 and 109

⁵⁵ Marches 1999a

⁵⁶ Taylor 1969: 49

⁵⁷ Slater 1986: 17-18

⁵⁸ Ibid: 17-18 and figure 2

⁵⁹ Ibid: 33

⁶⁰ Marches Archaeology 2001b

⁶¹ Ibid.

⁶² Taylor 1969: 49; Slater 1986: 22-3

⁶³ Marches Archaeology 2001a

⁶⁴ Ibid.

⁶⁵ Ibid.

⁶⁶ Hummler 1982: 85

⁶⁷ Ibid.

⁶⁸ Carver 1982: 6; Gould 1977: 5

from an archaeological excavation in 2003-2004 to the rear of the Swan Hotel, although the excavators concluded that such evidence probably represented evidence for arable agriculture rather than settlement⁵². However, an evaluation carried out prior to the main excavation on this site suggested that the intervention was not deep enough to have reached the early medieval deposits⁵³. An opposing view of the nature of residual pottery came from a site on the north side of Sandford Street (approximately 110m west of Bird Street) in an area lying outside of Slater's possible pre-urban settlement (cf. map 4). Five sherds described as "early to mid Saxon" (6th to 9th century?) were discovered in later pits leading the excavators to suggest that this was, in fact, the best evidence for early medieval settlement in this part of Lichfield to be found so far⁵⁴. However, this poses more questions than answers in the attempt to determine the early medieval settlements sites in Lichfield. Only one excavation has occurred east of Bird Street which concluded that archaeological remains of pre-15th century date were probably removed during the medieval period⁵⁵.

Two further sites identified during the 1960s are possible candidates for the location of further early medieval settlement; at Greenhill (HUCA 6) and on Lower Sandford Street (HUCA 18)⁵⁶. The Greenhill site was identified because it was located adjacent to St Michael's Church (cf. 2.3.5). Slater's analysis, on the other hand, suggested that Greenhill appeared to have developed as unplanned medieval suburban growth⁵⁷. However, there was ambiguous evidence to the north of Greenhill, where three or four sites may have related to early medieval settlement and possibly on the southern side of Rotten Row⁵⁸. Consequently Slater did not entirely rule out the potential for early medieval settlement in the Greenhill area⁵⁹. An archaeological excavation to the rear of 9-15 and 17 – 21 Greenhill in 2001

found little evidence to support occupation prior to the 13th century⁶⁰. However, large areas of the site, particularly to the rear of no. 17 had been truncated by 18th/19th century development and levelling for a car park circa 1970⁶¹. The Sandford site has always been seen as the least likely site for early medieval occupation, but only further archaeological investigation could test this hypothesis⁶².

The discovery of an, as yet, undated large ditch aligned roughly east-west lying adjacent to the north side of Friars Alley on the western side of HUCA 3 further complicates our understanding of the early medieval settlement⁶³. The excavators suggested that it may have been open during the early medieval period having been backfilled possibly by the 12th century⁶⁴. It was interpreted as a territorial boundary, but it remains an enigmatic feature of uncertain function and date⁶⁵.

A further three early medieval pottery sherds were found during archaeological excavations within the heart of the medieval town on Wade Street (cf. map 4)⁶⁶. However, the excavator believed these were residual and resulted from agricultural rather than settlement activity. As such these early medieval finds do not alter the current understanding that settlement occurred in this area was a result of new development in the mid 12th century⁶⁷.

Other evidence for activity within Lichfield comprise items recovered from Minster Pool during the early and mid 19th century which have included a spiral headed pin of possible 8th century date and a spear head which could be either 5th to 6th or 10th to 11th century in date⁶⁸. There were also four axes and a billhook which were found at St Chad's School, The Close (HUCA 1) in 1816, but only two of the axes can be confirmed as being from the early medieval period⁶⁹. However,

⁶⁹ Ibid; Ibid

⁷⁰ Carver 1982: 37-38

⁷¹ Carver 1982: 37; Ferguson 1982: 44; dates for Stafford ware from Carver 2010: 92

⁷² Taylor 1969: 49; Greenslade and Johnson 1990: 7

⁷³ Nick Tavener Archaeological Services forthcoming: 55-56

⁷⁴ Hawkins and Rumble 1976: ??; Slater 1986: 15

this evidence may be associated with the ecclesiastical site rather than with secular domestic activity. An archaeological excavation carried out to the south of the Cathedral (cf. map 4 and HUCA 1) identified evidence of a settlement comprising timber built structures of 7th to early 9th century date⁷⁰. Again it is uncertain whether they represent buildings associated directly with the religious site or with secular settlement. A fragment of Stafford ware, dating from the early 10th to the mid 11th century, was recovered from a ditch or foundation trench along with a fragment of Roman flue tile⁷¹.

Overall it has been suggested that in the early medieval period there was more than one settlement focus to Lichfield⁷². This appears to be supported by Slater's analysis and the, albeit limited, evidence from archaeological interventions.

2.3.3 Economy

Significant quantities of cereal grains were recovered from early medieval deposits at the Cross Keys site (cf. map 4). This suggested that arable cultivation formed an important part of the local economy between circa 5th to 10th centuries⁷³.



Plate 1: View over Minster Pool

By the time Domesday Book was compiled in 1086 there were two watermills associated with the manor of Lichfield which, it has been suggested, are likely to have been located on the sites of the later known mills: one to the east of Minster Pool (HUCA 3) and the other to the east of Stowe Pool at Stowe, beyond the EUS project area (2.4.2.4)⁷⁴. Slater in his town analysis suggests that both of these pools existed, possibly extending across a smaller area, during the early medieval

⁷⁵ Slater 1986: 15
⁷⁶ Nick Tavener Archaeological Services forthcoming: 5
⁷⁷ Colledge 1982: 47
⁷⁸ Slater 1986: 33
⁷⁹ Rodwell 2003: 4 and 14
⁸⁰ Nick Tavener Archaeological Services forthcoming: 55
⁸¹ Greenslade and Johnson 1990: 5
⁸² Studd 1982: 29
⁸³ Studd 1982: 26

⁸⁴ Dean et al 2010: 146-147
⁸⁵ Greenslade and Johnson 1990: 6 (for earlier interpretations cf. Studd 1982).
⁸⁶ Rodwell 1992; Rodwell 1994, Rodwell 2003 and Rodwell 2006
⁸⁷ Rodwell 1994; Rodwell 1992
⁸⁸ Rodwell 2003: 5; Greenslade and Johnson 1990: 6
⁸⁹ Rodwell 1994
⁹⁰ Rodwell 1992
⁹¹ Ibid.
⁹² Rodwell 2003; Rodwell 2006

period⁷⁵. An alternative view has postulated that the mills could have been served by mill leats during this period⁷⁶. However, the environmental evidence from the archaeological excavation on the northern shore of Minster Pool (HUCA 1) does appear to confirm that a body of water existed within Lichfield, surrounded by marshy ground during this period (cf. Plate 1)⁷⁷.

Slater suggests that a market function existed within Lichfield prior to the market charter granted in 1153 (cf. 2.4.2.1). He suggests that a market could have functioned within the triangular green at Greenhill adjacent to St Michael's church, although does not specify a timeframe for this activity⁷⁸. Archaeological evidence from the Cathedral suggests that St Chad's shrine was a place of pilgrimage from the early medieval period onwards (cf. 2.3.4)⁷⁹. As a focus of pilgrimage, Lichfield is likely to have provided for the needs of the pilgrims and exploited this trade perhaps raising the likelihood of market functions within the settlement prior to the Norman Conquest (1066).

2.3.4 Ecclesiastical centre

The Kingdom of Mercia expanded from its probable early heartland in central and south eastern Staffordshire, which included the Lichfield area, during the mid to late 7th century⁸⁰. It was during this period that the bishopric of Mercia was created and its most celebrated bishop, St Chad, was consecrated in 669AD⁸¹. It has been speculated that Lichfield was chosen as the seat of the bishopric because a church had already been established here⁸². Until the Cross Keys excavation there had been no evidence for pre 7th century settlement in the area (cf. 2.2.2 and 2.3.2). A series of 9th century Welsh poems have also been used to suggest that a monastery existed in the area by the mid 7th century⁸³. Whether this evidence is accepted

depends upon the interpretation of the poems; traditionally it has been seen as an attack on Mercian monks by the Welsh, but a more recent interpretation suggests that it actually relates to a battle uniting the Kingdoms of Powys and Mercia against the Kingdom of Northumbria and that the monks referred to formed part of the Northumbrian army⁸⁴. Overall, there is currently little substantial evidence for a specifically religious community at Lichfield prior to the arrival of St Chad.

It is now generally accepted by commentators that St Chad's church stood on the site of the present Cathedral (HUCA 1)⁸⁵. Archaeological excavations were carried out in the early 1990s and in 2003 within the extant Cathedral where early medieval buildings and burials were recorded⁸⁶. Substantial evidence for a masonry building was revealed in archaeological excavations in the north choir aisle in 1993 and the remains of two walls, aligned north-south, were identified in the south choir aisle in 1992⁸⁷. It has been suggested that this evidence represents St Mary's Church, which existed at the time of St Chad's death in AD672⁸⁸. The walls found in both excavations were associated with burials, although these were not investigated in the north choir aisle⁸⁹. In the south choir aisle, however, a sequence of inhumations attested to burial over a long period of time; one burial, probably female, contained two glass beads which suggested a mid 7th century date⁹⁰. The burials respected the wall and were interpreted as being of relatively high status⁹¹.

A further early medieval two-phase building lying on an east-west alignment was discovered during an archaeological excavation in the Cathedral nave in 2003⁹². The earliest phase was 7m wide with cobble foundations and at the time of excavation it was suggested that it was a small structure, although its eastern wall was not discovered⁹³.

⁹³ Ibid: 3

⁹⁴ Rodwell 2003: 3; Rodwell 2006
⁹⁵ Ibid: 3-4
⁹⁶ Ibid.
⁹⁷ Ibid: 4
⁹⁸ Rodwell 2006
⁹⁹ Ibid: 4 and 14
¹⁰⁰ Ibid.
¹⁰¹ Tringham 1990a: 49; Studd 1982: 30

¹⁰⁵ Rodwell 2003: 5
¹⁰⁶ Greenslade and Johnson 1990: 6
¹⁰⁷ Cramp 2006
¹⁰⁸ The St Chad Gospels viewed 14/01/2011
¹⁰⁹ Greenslade and Johnson 1990: 6
¹¹⁰ The St Chad Gospels viewed 14/01/2011; Greenslade and Johnson 1990: 6
¹¹¹ The St Chad Gospels viewed 14/01/2011 (the Mercian example being the Hereford Gospels)

At least three burials, not excavated, were observed within this building suggesting it had an ecclesiastical or funerary function⁹⁴. The building appeared to have been extended to the west at a later date by a structure whose foundations comprised large sandstone blocks⁹⁵. This later structure was the first to be positively dated to the early medieval period from a small abraded fragment of sculpture exhibiting an inter-lace design⁹⁶. It was unclear from the evidence at what point these buildings were destroyed, but there was evidence for the burning of a wattle and daub structure post-dating their construction⁹⁷. It is currently unknown how this building may relate to the walls found within the two choir aisles⁹⁸.

A sunken crypt was also excavated during the nave investigations which was located within the northern half of the building with cobbled foundations⁹⁹. It could not, however, be determined whether the crypt post-dated the destruction of this building¹⁰⁰. The crypt has been interpreted as the location of St. Chad's shrine which documentary evidence suggests had been erected in 700AD in a new funerary church, or cathedral, dedicated to St. Peter¹⁰¹. Studd suggests that the cathedral Chad had constructed had lain at Stowe and that the new cathedral built by Bishop Haedda was constructed on a new site¹⁰². However, the archaeological evidence would seem to suggest that buildings existed on this site prior to the 8th century. The shrine continued to be a focus within the later phases of the cathedral until it was back-filled in the 14th century (cf. 2.4.4.1)¹⁰³. However, any evidence for the construction of a cathedral in the late 7th/early 8th century appears to have been destroyed, probably during rebuilding in the 10th to early 12th centuries¹⁰⁴. The apparent arrangement of the earliest ecclesiastical buildings, as so far revealed by the limited excavations, suggests to the Cathedral Archaeologist that it may have been arranged along similar lines to

other important minsters which comprised a number of separate church structures and other secular buildings positioned on an axial alignment¹⁰⁵.

During King Offa of Mercia's reign (757-96) the archbishopric was translated from Canterbury to Lichfield (until 802 when Canterbury was re-instated)¹⁰⁶. However, there is currently little evidence for any major building works associated with this period. Conversely an important sculpted frieze, known as the 'Lichfield Angel', found ritually deposited in a pit during excavations in the nave, may represent evidence of Lichfield's new status at this period. Art historians have dated the piece to the late 8th/early 9th century and it is believed to have formed part of a larger frieze encasing St. Chad's tomb¹⁰⁷.

The angel sculpture had been painted and it has been suggested that its pigmentation is similar to that found within the Lichfield Gospels, which have consequently been claimed as having a Mercian origin¹⁰⁸. This has been supported by the fact that King Offa was known to have been a patron of learning¹⁰⁹. However, the origin of The Gospels is still open to debate. They have been held by Lichfield Cathedral since the late 10th/early 11th century, but notes in the margins of the book show that it was clearly in Wales in the early 9th century¹¹⁰. The writing and style has suggested links to known Northumbrian texts and to the Hereford Gospels¹¹¹. The latter document does not share similarities with any known early medieval school suggesting that it was produced in either the English/Welsh borderlands or within Wales¹¹². Many Welsh scholars claim that the Lichfield Gospels were a product of a similarly unknown Welsh school given its earliest known provenance as a gift to St Teilo, probably at Llandeilo, Carmarthenshire¹¹³.

¹⁰² Studd 1982: 28-30
¹⁰³ Rodwell 2003: 9; Rodwell 2006
¹⁰⁴ Rodwell 2006

¹¹² Gameson nd. Viewed 17/01/2011
¹¹³ The St Chad Gospels viewed 14/01/2011 and 17/01/2011

¹¹⁴ Rodwell 2003: 6; Rodwell 2006; figure 6

¹¹⁵ Rodwell 2003: 6

¹¹⁶ Greenslade and Johnson 1990: 6-7

¹¹⁷ Carver 1982: 37-38

¹¹⁸ Greenslade and Johnson 1990: 6

¹¹⁹ Staffordshire HER: PRN 00974

¹²⁰ Wilson 1982: 72; Staffordshire HER: PRN 07469; Studd 1982: 29

¹²¹ Wilson 1982: 70-73; Staffordshire HER: PRN 02637

¹²² Ibid: 71

¹²³ Slater 1986: 26 and figure 4; Greenslade and Johnson 1990: 7

¹²⁴ Slater 1986: 24 and figure 6

The 'Lichfield Angel' sculpture was found broken into three pieces and appears to have been ritually deposited face down into a pit at a later date (although one piece was found residually in a 15th century grave)¹¹⁴. It was destroyed prior to the late 10th century and several explanations have been put forward to explain its destruction, including the Viking incursion which occurred within a broadly similar timeframe, although this cannot be substantiated¹¹⁵. Lichfield lay within the territory granted to the Danes in the late 9th century and it has been supposed that religious life would have been either disrupted or ceased entirely during this period¹¹⁶.

An archaeological excavation to the south of the Cathedral in the 1970s revealed evidence for a short-lived inhumation cemetery of probable 9th to 11th century date¹¹⁷. Whilst this does not prove religious life was continuing uninterrupted it does suggest that it continued to have spiritual/funerary significance during the Danish period.

2.3.5 Other religious sites

St Chad's church at Stowe in HUCA 10 is also associated with the 7th century religious establishment in Lichfield (cf. plate 2). It is believed to represent the site to which St Chad withdrew for spiritual contemplation and where he died in 672¹¹⁸. A Grade II Listed ashlar and timber structure, with later additions, is thought to be the remains of a 7th century holy well standing in St Chad's churchyard¹¹⁹.

St Michael's church standing on a low hill overlooking Lichfield (HUCA 26) has also been suggested to have early medieval origins. It is particularly notable for its large cemetery which commentators have seen as indicative of an early religious site as is its dedication to St Michael¹²⁰. A small scale archaeological excavation carried out to the south of the church found little conclusive evidence for



Plate 2: St Chad's Church

early medieval activity¹²¹. However, an undated post-pit represents pre-burial activity on the site and one of the 49 inhumations identified was buried in a crouched position suggesting an early medieval date, although no datable finds were associated with it¹²².

2.3.6 Communications

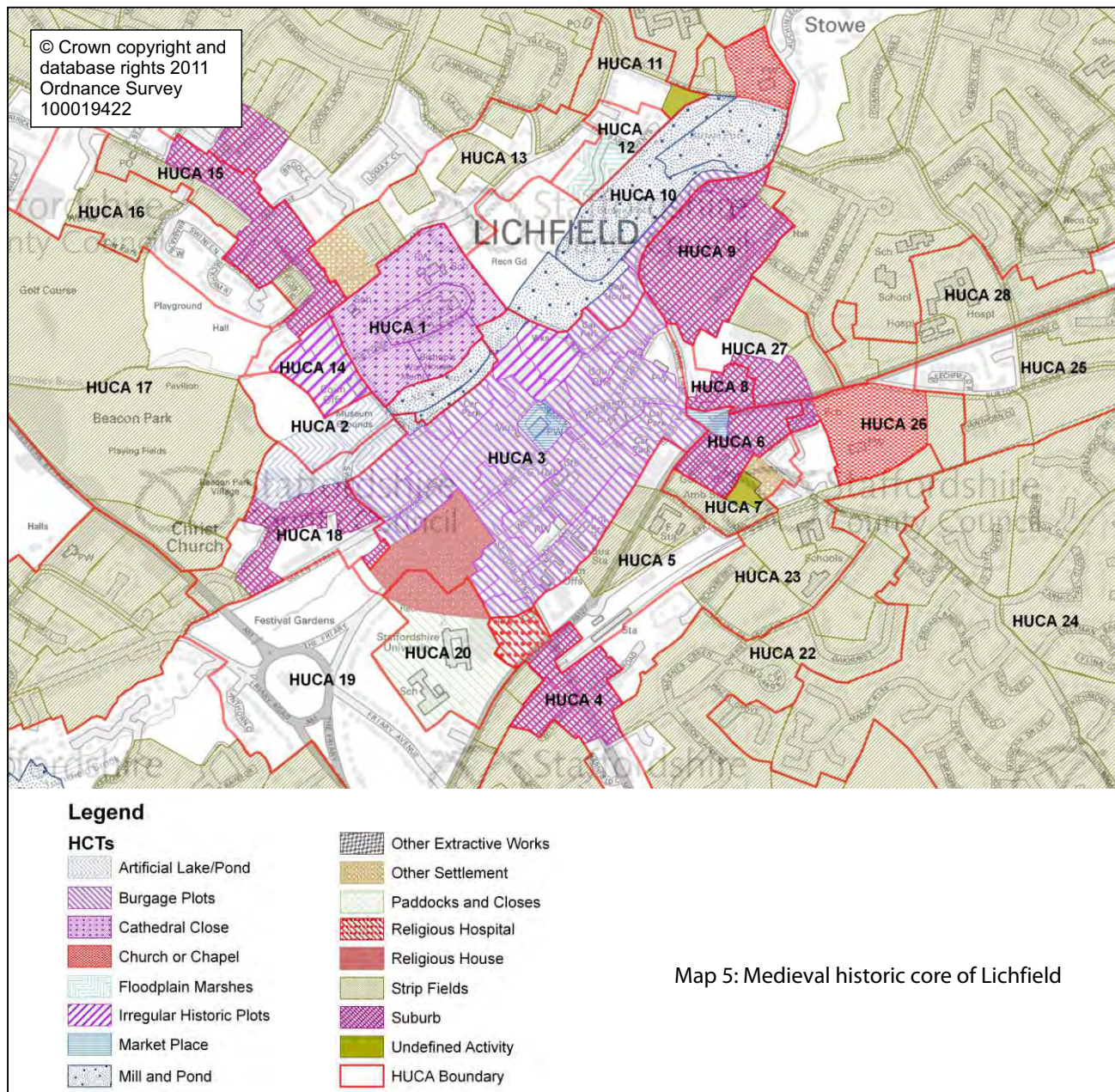
Apart from the Roman road (cf. 2.2.2) there is little evidence for known routes across this landscape by the early medieval period. However, it is likely that the Cathedral lay at the focus of a number of roads¹²³. Such roads include the extant north-south alignment along St John's Road through Beacon Street representing a route between London and Chester as well as the roads to Burton upon Trent and Tamworth; all centres of importance by the early medieval period. It is likely that a ferry carried passengers across the Minster Pool between Bird Street and Beacon Street; documentary sources suggest it was present by circa 1150, but there is no reason why it could not have had much earlier origins¹²⁴.

It is not currently known which of these routes may have existed prior to the founding of the cathedral and which may, therefore, have been instrumental in the decision to site it here.

2.3.7 Evidence from the wider area

To the south of the town centre, within HUCA 22, lies Borrowcop Hill the alleged site of an early medieval fort or burial mound. Excavations carried out in earlier centuries by Antiquarians allegedly recovered burnt bone from the mound. However, more recent archaeological investigations have so far failed to recover any evidence for human activity¹²⁵.

The Staffordshire Hoard was found in July 2009 approximately 6km to the south west of Lichfield on the southern side of Watling Street. At present there is no consensus on the date for the find, although the 7th century has been suggested. It is possible therefore that it may prove to be contemporary with activity at Lichfield relating to the foundation of the Cathedral and activity in the area of Cross Keys, but at present (early 2010) little more can be stated.



¹²⁶ Tavener forthcoming: 38 and 63

¹²⁷ Ibid: 63

¹²⁸ Ibid: 63

¹²⁹ Greenslade 1990a: 9

¹³⁰ Slater 1986: 33 and 34 (cf. Taylor 1969: 43; Bassett 1982: 116 for alternative interpretations)

¹³¹ Ibid: 19 and 30 fn. 51

¹³² Tavener forthcoming: 43

¹³³ Tavener forthcoming: 2

¹³⁴ Pearson and Daffern 2009: 10

¹³⁵ Greenslade 1990z: 9; Slater 1986: 33-35; Bassett 1982: 99-107 and figure 5; Taylor 45, 48-49

2.4 Medieval (1066 to 1499)

2.4.1 Settlement

2.4.1.1 Evidence for settlement (mid 11th to mid 12th centuries)

In the areas proposed for Early medieval settlement (cf. 2.3.2), which are presumed to have continued to be foci, there is currently little evidence for settlement between the 10th and early 12th centuries. The exception is one of the structures partially excavated during the Cross Keys project which had probably been in use by at least the 11th century¹²⁶. Its function is unknown, but may be associated with intermittent metal working known to have taken place either within or adjacent to the building¹²⁷. The site was inundated by water possibly as the result of the creation or enlargement of Stowe Pool in the 12th or 13th century (cf. 2.4.2.4)¹²⁸.

2.4.1.2 The Planned Town (mid 12th century onwards)

There is good evidence, both documentary and in the extant morphology of the town, which points to a comprehensive programme of planning in the mid 12th century. The planning of the town was carried out under the aegis of the bishops of Coventry (cf. 2.4.4 for history of the cathedral from 1066)¹²⁹. However, Slater in his town analysis argued that it could not be claimed to be a 'new town' as others have suggested as there was evidence to support it having been laid out as an extension to an earlier regularly planned settlement located along Stowe Street (cf. 2.3.2)¹³⁰. However, Slater did not rule out the possibility that the regularity of the settlement along Stowe Street related to suburban expansion respecting the strips of an open field (cf. 2.4.1.4)¹³¹.

Stowe Street itself has not been the subject of an archaeological intervention, but land lying

approximately 60m to the rear of properties lying along Lombard Street was investigated as part of the Cross Keys excavation (HUCA 3). The results of this work suggests that the plots, which are evident on historic maps (cf. plate 3), were first laid out in the mid 13th century, although there remains the possibility that one of the fence lines was 12th century in origin¹³². The evidence suggests that the plots, at least at their furthest extent from the street frontage, had not existed during the early medieval period nor were they laid out as part of the bishop's planned town¹³³. The environmental evidence, however, does suggest the presence of gardens on the site from the later early medieval period onwards¹³⁴. The evidence, therefore, does not necessarily preclude earlier settlement along the Lombard street-frontage and the burgage plots on the site may relate to a re-planning or subdivision of property boundaries in this area later in the medieval period.



Plate 3: John Snape's 1781 map of Lichfield (Reproduced by kind permission of Staffordshire Record Office D 615/M/3/1)

It is accepted that the street system relating to the mid 12th century planned town in HUCA 3 comprised a principal street, Bore Street, and three others lying adjacent, Market Street, Wade Street and Frog Lane (cf. map 5)¹³⁵.

¹³⁶ Greenslade 1990a: 9
¹³⁷ Greenslade 1990a: *ibid.*
¹³⁸ Tringham 1990b: 73; Greenslade 1990b: 116; Greenslade 1990a: 9
¹³⁹ Hunt *nd.*
¹⁴⁰ Greenslade 1990a: 9
¹⁴¹ Taylor 1969: 46; Bassett 1982: 99 and 103; Burgage Plot: A plot of land longer than it is wide, can include any structures on it. Typical of medieval towns. (Scope note reproduced from the Thesaurus of Monument Types by kind permission of English Heritage. © 2010 English Heritage).

¹⁴³ Slater 1986: 34-35
¹⁴⁴ *Ibid.*: 27 – 28 and figure 5
¹⁴⁵ *Ibid.*: 27-30 and figure 6
¹⁴⁶ *Ibid.*
¹⁴⁷ *Ibid.*: 30 and figure 6
¹⁴⁸ *Ibid.*: 28
¹⁴⁹ Dyer 2003: 93 and figure 3

These roads connected with the earlier north-south Bird Street/St John's Road route and the Dam Street/Conduit Street/Bakers Lane alignment to the north east (cf. map 5). The market place, along with St Mary's Church, was also a feature of the planned town (2.4.2.1 and 2.4.4.5)¹³⁶. There are no extant documentary sources for the laying out of the town and the town charter has been lost. However, there is indirect historic evidence for urban activity from the mid 12th century onwards¹³⁷. In the 1150s it was described as a 'borough' and King Stephen granted a licence for a market and a mint in 1153¹³⁸. The land between the streets was subdivided into burgage plots which were leased out by the bishop for an annual rent; the occupiers being known as burgesses. The burgesses (and burgage plots) were one of the key indicators of town status in the medieval period¹³⁹. In return for their rent the burgesses were granted rights and privileges, which formed part of the town's charter. While the charter for Lichfield is lost its existence is implied by the fact that it formed the basis of the Abbot's Bromley town charter granted in 1222¹⁴⁰.

Two analyses of the topography of the town by Christopher Taylor (1969) and Stephen Bassett (1982) concluded that it had been laid out in a very regular fashion with each burgage plot measuring approximately 40ft (12m) by 80ft (24m), although some had been subdivided by the late 19th century¹⁴¹. This layout, where the length is much longer than the width, is the typical form for burgage plots maximising the number of buildings with street frontages. On the basis of this regularity Bassett concluded that the irregularities within the Lichfield street plan must mean that it had been substantially been re-modelled and cites the fire of 1291 as being the impetus for the creation of a new street; St John's Street/Bird Street¹⁴². Slater's analysis (1986) was in response to these conclusions and demonstrated that the irregularities in the

town were more likely to have been as a result of the pre-town topography and settlement pattern (cf. 2.3.2)¹⁴³. The fire of 1291 which reputedly destroyed much of the town including the friary and churches has not been conclusively identified in the archaeological record.

Slater questioned the planning of the town being based upon 40ft (12m) wide plots and his town analysis included a field survey of surviving burgage widths still apparent within the town. He concluded that there was no evidence for the idea that the burgage plots were laid out at a standard width of 40ft (12m)¹⁴⁴. In fact along the four main streets (Market Street, Bore Street, Wade Street and Frog Lane) different strategies were adopted to achieve the required amount of land, probably based upon a quarter of an acre, to justify the rent being charged¹⁴⁵. Consequently it is only along the north west side of Bore Street and south east side of Frog Lane where the burgage plots were longer than they were wide (181.54ft by 49.5ft – 55m by 15m). In the remainder of the streets they were generally laid out with the longest axis adjacent to the street frontage¹⁴⁶. These large plots were subsequently subdivided across the town, which may have been a deliberate strategy by the medieval town planner to encourage sub-letting¹⁴⁷. Slater argues that the reason the plots were so short was due to the narrowness of the land between each of the streets the maximum being 214.5ft (65m)¹⁴⁸. Stratford-upon-Avon, Warwickshire was also laid out on a grid and the burgage plots were fixed at 60ft by 200ft (18m by 60m) suggesting that the land between streets was approximately 400ft (120m) around double that in Lichfield¹⁴⁹.

The reason why the Lichfield street plan is so constricted is unclear although to the north west development was restricted by the Trunkfield valley and Minster Pool. From the

¹⁴² Bassett 1982:99-102, 104-111, 118 and figures 4 and 5

¹⁵⁰ Tringham 1990: 42; Marches Archaeology 2000
¹⁵¹ Hummler 1982: 88; Marches Archaeology 2004
¹⁵² Hummler 1982: 88
¹⁵³ Hummler 1982: 85
¹⁵⁴ Ibid.
¹⁵⁵ Ibid.
¹⁵⁶ Marches Archaeology 2004
¹⁵⁷ Marches Archaeology 2004

¹⁵⁸ Marches 2004
¹⁵⁹ Gifford 2000
¹⁶⁰ Ibid.
¹⁶¹ Benchmark Archaeology 2011.
¹⁶² Slater 1986: 31 and 34
¹⁶³ Ibid: 34
¹⁶⁴ Ibid: 22
¹⁶⁵ Nichol and Ratkai 2004: 104; Marches Archaeology 2001a; BUFAU 2001

valley and Minster Pool the land gently rises southwards from around 78.5m AOD to 83.6m AOD at Frog Lane. However, the names of Frog Lane and Wade Street have been taken to indicate marshy land¹⁵⁰. If these streets were laid out in an area of marshy land then this may have been the limiting factor to Lichfield's south eastern extent. However, two archaeological excavations in Wade Street did not conclusively encounter evidence for wet ground¹⁵¹. Instead one of the investigations concluded that flooding probably occurred to the north west; at the heart of the town¹⁵².

An archaeological excavation in 1977 on the south east side of Wade Street found evidence for domestic occupation dating to the 12th and 13th century, which appears to have been abandoned in the later medieval period¹⁵³. The excavators interpreted the evidence as a 12th/13th century timber framed building, with a hearth, fronting onto Wade Street with gardens and evidence for clay quarrying to the rear¹⁵⁴. There was no evidence for plot boundaries sub-dividing the site, although this is not unexpected given the location of the excavation within the plot¹⁵⁵. A second site lay further north east at the extant Garrick Theatre on land lying between Wade Street and Frog Lane. In 2003 an excavation here also found evidence of 12th and 13th century domestic occupation including two cess pits. It was concluded that one of these had been used into the 13th/14th century. Unlike the earlier Wade Street excavation there was evidence for occupation throughout the medieval and into the post medieval periods¹⁵⁶. Both interventions proved that the south eastern side of Wade Street had been occupied since the 12th century and formed part of the original planned town. However, the 2003 excavations also suggested that the medieval features did not align with the property boundaries as they were defined during the 19th century¹⁵⁷. This led the excavators to suggest that Wade Street and Frog Lane were

set on a different alignment in the medieval period and perhaps were not part of the town planning as such. However, they also accepted that the limitations of the excavation meant that it was not possible to state conclusively whether the ambiguity of the alignment applied to the entire extent of the two streets or whether it only applied to the properties that had stood on the Garrick theatre site in the medieval period¹⁵⁸.

Further evidence for medieval occupation was seen during an archaeological watching brief on the corner of Frog Lane and St John's Street¹⁵⁹. The remains of a cruck frame was observed during the demolition of a building on the site and a beam slot, probably representing the foundation for a timber framed wall, included two fragments of late 13th/early 14th century pottery. Part of the cruck frame had been severely damaged by fire, but it is unknown at what date this may have occurred¹⁶⁰. An archaeological investigation on the south western side of Bird Street, just beyond the site of the medieval Friary, also recovered evidence of occupation from the 13th century onwards¹⁶¹.

The remainder of the archaeological investigations in Lichfield where medieval domestic deposits have been recorded all lie on the periphery of the medieval town or within the suburbs (cf. 2.4.1.4). A series of investigations have concentrated in the west of the town on Bird Street and Sandford Street where Slater identified larger than average burgage plots¹⁶². The reason put forward for this was to attract burgesses to an area lying on the periphery of the commercial heart of the town¹⁶³. The excavations on Sandford Street lay along that part of the road identified by Slater as having formed part of the mid 12th century planning¹⁶⁴. However, to date the archaeological evidence suggests that activity began in the 13th century¹⁶⁵. On the southern side of Sandford Street, the earliest evidence

¹⁶⁶ Marches Archaeology 2001a

¹⁶⁷ Nichol and Ratkai 2004: 63 and 111; Garderobe: A small latrine or toilet, usually built into the thickness of the wall of a castle or great house, with the waste dropping into a cess pit or straight to the outside. (Scope note reproduced from the Thesaurus of Monument Types by kind permission of English Heritage. © 2010 English Heritage).

¹⁶⁸ Ibid.

¹⁶⁹ BUFAU 2002: 1

¹⁷⁰ Northamptonshire Archaeology 2009: 48

¹⁷⁴ Carver 1982a: 4

¹⁷⁵ Speed 1610; Snape 1781; Marches Archaeology 2000

¹⁷⁶ Tringham 1990c: 42

¹⁷⁷ Staffordshire HER: PRN 07407, PRN 07429, PRN 07440, PRN 07444

¹⁷⁸ Staffordshire HER: PRNs 07429 and 07440

¹⁷⁹ Tringham 1990d: 39

suggested industrial activity although the street frontages were not excavated (cf. 2.4.2.5)¹⁶⁶. However, domestic activity appeared to be present upon a site lying on the northern side of the street which was interpreted as abutting the town ditch (cf. 2.4.1.3). A stone lined cess pit or garderobe was excavated on the site, but the excavators' argued that the apparent high status of this feature was belied by the poor quality of the 13th and 14th century pottery found dumped within it¹⁶⁷. The numbers of jugs excavated led them to conclude that the site may have been operating as an inn which was located to take advantage of the traffic entering and leaving the town via Sandford Gate (cf. 2.4.1.3)¹⁶⁸. An archaeological watching brief on the south western side of Sandford Street at its junction with Swan Street found evidence for an unbroken sequence of activity and occupation from the 13th century onwards¹⁶⁹.

An archaeological investigation to the rear of The Swan Inn revealed evidence for what was interpreted as two burgage plots¹⁷⁰. This was based largely upon the differing activities recorded in the areas excavated and a possible property boundary had been identified during earlier archaeological works¹⁷¹. A well which was backfilled in the 13th/14th century was the only feature recorded in the one burgage plot whilst the other was being utilised for tanning in the late 13th/early 14th century¹⁷². The two plots appear to have been incorporated into The Swan Inn which is known to have existed by 1362 (cf. 2.4.2.5 and 2.4.4.2). Activity pre-dating the well and tanning in the area was observed within both burgage plots, largely comprising pits and two intersecting ditches, although no conclusions about what this represented was attempted by the excavators¹⁷³.

In the early 1980s the lack of late 13th and 14th century pottery across the town, particularly from the Wade Street excavation,

led to the speculation that the town suffered at least depression, if not contraction during those centuries¹⁷⁴. The more recent excavations on Sandford Street, Bird Street and indeed Wade Street itself, have not observed the same phenomenon but rather continuous occupation from the 12th century through to the present date. Historic maps suggest that large parts of Frog Lane were undeveloped; plate 3 suggests gardens occupied the site by the late 18th century, and this appears to be born out by documentary evidence dating from earlier 15th century¹⁷⁵. The fact that the lane is recorded in the medieval period may imply that settlement shrank in this area for an as yet unknown reason (cf. 2.4.2.3)¹⁷⁶.

Four Grade II properties lying within the historic core of Lichfield have been identified either having or possibly having timber framed cores which have generally not been closely dated and are consequently potentially of medieval origin¹⁷⁷. Number 23 Bird Street is believed to have 15th century origins, whilst 27 Bore Street was believed by the owner to have been of a similar date (plate 4)¹⁷⁸. All of the properties had been substantially altered in the 18th or early 19th century with brick facades being added (cf. 2.5.1 for 16th/17th century properties with later facades). There is a good potential for further Georgian and later properties to retain earlier cores within their fabric which would fundamentally contribute to our understanding of the development of the town.

2.4.1.3 Town boundary and gates

It is presumed that the town ditch was constructed as part of the bishop's planned town and therefore dates to the mid 12th century. Documentary sources confirm that the town was bounded by a bank and ditch with gates located on the main entrances by the early 13th century¹⁷⁹. The gates, on Tamworth Street, Sandford Street and St

¹⁷¹ Ibid; Marches Archaeology 2002

¹⁷² Northamptonshire Archaeology 2009: 48-50

¹⁷³ Ibid: 20

¹⁸⁰ Tringham 1990d: 39
¹⁸¹ Bassett 1982: 112; Tringham 1990d: 40
¹⁸² Bassett 1982: 112
¹⁸³ Tringham 1990c: 42
¹⁸⁴ Snape 1781
¹⁸⁵ Staffordshire County Council 1970

¹⁸⁶ Greenslade 1990c: 87
¹⁸⁷ Simpson 1986: 31-35 and Stephen Dean pers. comm..
¹⁸⁸ Nichol and Ratkai 2004: 109-110
¹⁸⁹ Ibid.
¹⁹⁰ Ibid.
¹⁹¹ Tringham 1990e: 110; On Site Archaeology 2011: 3
¹⁹² On Site Archaeology 2011: 3

John's Street are all first mentioned in the early 13th century; Beacon Street gate in the mid 13th century whilst that on Stowe Street is not mentioned until the later 13th century¹⁸⁰. It is not believed that the gates were ever more than wooden structures whose primary function was to enable the exaction of tolls¹⁸¹. It is unlikely that the boundary and gates were intended to be defensible, but rather to be functional and to enhance the town's prestige and status¹⁸².



Plate 4: Bore Street

Part of the alignment of the town ditch has been fossilised in the townscape as George Lane, which existed by 1575¹⁸³. Other alignments of the boundary appear to be depicted upon a late 18th century map to the south of the town, where it is named 'Castle Ditch' and to the south west where it is shown as a water-filled channel (cf. plate 3)¹⁸⁴. The latter is also depicted on a 1638 plan of the friary site where it is described as 'A Common Ditch betwixt the Hospitall and Friers (sic)'¹⁸⁵.

This 'common ditch' defined the limits of St Mary's parish in 1781 as it had apparently done since at least the 16th century¹⁸⁶. As the parish boundary depicted on the historic maps appears to correlate to the bounds of the town it does not seem unreasonable to suggest that the water-channel represents the remains of the town ditch on the western side. This is particularly pertinent as the town ditch has been discovered in archaeological investigations to the south of Lichfield within HUCA 3 where it clearly correlates with the former parish boundary¹⁸⁷. Two excavations in Sandford Street discovered a large ditch which the excavators interpreted as the town boundary; however, this lay approximately 100m to the east of the former parish boundary¹⁸⁸. The ditch included pottery of 13th century date in its fills and this, along with settlement evidence lying adjacent, led the excavators to conclude that this area was only developed from this century onwards¹⁸⁹. If this feature is accepted or proved to be the town ditch then it would suggest that it was excavated piecemeal rather than forming part of the original town plan¹⁹⁰. An archaeological analysis of the results of a series of boreholes in the area of the 'common ditch' to the south of Queen Street concluded that this was a large wet area with peat deposits during the medieval period; probably forming part of Culstubble marsh recorded in the 13th century¹⁹¹. The archaeologists speculate, in advance of further archaeological work, that this marshland may have defined the western extent of the medieval town rather than a formal ditch¹⁹². If it is proven by further archaeological work that the town ditch did not exist in this area, then the 'common ditch' known since the early 17th century, may represent part of an early attempt to drain this marshy land.

On the eastern side of the town the boundary cut across Stowe Street in such a manner as to lead Slater, in his town analysis, to suggest that

¹⁹³ Slater 1986: 19
¹⁹⁴ Bassett 1982: 113
¹⁹⁵ Staffordshire HER: PRN 03945; Simpson 1986: 31-35; Stephen Dean pers. comm..
¹⁹⁶ Simpson 1986: 33
¹⁹⁷ Baugh 1970: 276

¹⁹⁸ Greenslade 1990a: 10
¹⁹⁹ Ibid; Gifford and Partners 2000
²⁰⁰ Nichol and Ratkai 2004: 109
²⁰¹ Tringham 1990c: 42
²⁰² Slater 1986: 19 and 30 fn. 51
²⁰³ Staffordshire HER: PRN 05954 and PRN 05957

it was proof that it was clearly planned after the development of the settlement along the street¹⁹³. An earlier analysis of the town had suggested that this was because the extent of the town had contracted westwards between the mid 12th and the mid 13th century¹⁹⁴. Only archaeological investigation could determine the antiquity of settlement along Stowe Street or whether the boundary had been realigned.

The alignment of the ditch to the south of the town has been identified in two archaeological investigations; one to the west of St John's Street and the other to the south of Frog Lane¹⁹⁵. The full extent of the ditch was not excavated in the area to the east, but it was noted that there was no evidence for an internal bank¹⁹⁶. The northern extent of the town was bounded by Minster Pool.

It is not known at what date the town ditch ceased to be of importance; certainly George Lane existed by the 16th century and there is documentary evidence to suggest that part of the ditch lying on the western side of Beacon Street was developed as a hospital in the early 15th century (cf. 2.4.4.10 and 2.5.3.8)¹⁹⁷.

2.4.1.4 Suburbs

Historic documents record suburban development beyond the town boundary as early as the 13th century in the form of burgage plots¹⁹⁸. This suburban growth had occurred beyond Sandford Gate, to the west of the town; in Beacon Street and along Gaia Lane to the north of the town gate; and beyond Tamworth Gate to the south east¹⁹⁹. However, an excavation on the north side of Sandford Street within the planned town concluded that this area was not developed until the 13th century perhaps encouraged by the establishment of the Friary on Bird Street (cf. 2.4.4.9). The excavators concluded that it was not unusual for burgage plots to be planned only to lie vacant, particularly on the

edge of settlements²⁰⁰. This late development within the town seems at odds with the documentary evidence for suburban activity beyond Sandford Gate at a similar period. However, the early suburban development may relate to unofficial development by those seeking to avoid paying the tolls and rents imposed by the bishop within the town. The late town development to the west may also reflect the possibility that the western entry into the town was of relatively low importance during the 12th century compared to those on the north western and south eastern routes.

Settlement also existed further west within HUCA 18 which was known 'Sandford beyond the water' by 1485 suggesting further possible expansion, if not a pre-existing settlement (cf. map 5 and 2.3.2)²⁰¹.

Slater, in his plan analysis of Lichfield, concluded that there was good evidence to suggest that Stowe Street (HUCA 9) was the location of the main Early medieval settlement, although he did not completely rule out the potential that the area had developed at a later date as a suburb (cf. 2.3.2 and 2.4.1.2)²⁰². Whatever the origins of Stowe Street are, by the mid 12th or 13th century it was functioning as a suburb beyond the town gate. The whole area was re-developed in the 1960s and the street was re-aligned (plate 5). Two properties were saved from demolition during the re-development. The Grade II* Cruck House which is a timber framed property of late 15th/early 16th century date which was restored to its earliest state in 1961 (Plate 30) and the Grade II Listed 45 and 47 Stowe Street which retains part of a 15th century property within a largely 16th century timber framed building (plate 5)²⁰³.



Plate 5: Stowe Street with numbers 45 and 47 in the foreground

Greenhill (HUCA 6 and HUCA 9) was identified by Slater as a suburb laid out over strips of open fields, the form of which were incorporated into the property boundaries (cf. map 5). This phenomenon was also true of the plots on the southern side of Rotten Row which may also represent medieval suburban activity²⁰⁴. The oldest surviving properties along Greenhill all lie on the northern side of the street, within HUCA 6, where two complexes have been identified as having medieval origins: numbers 9 and 11 Greenhill and the Grade II Listed 19 and 21 Greenhill²⁰⁵. The property comprising 9 and 11 has not been closely dated, but is believed to retain a cruck frame behind its 19th century brick façade. Numbers 19 to 21, however, have been the subject of archaeological building recording. This work suggested that no. 21 was a surviving mid 15th century cross wing of what is likely to have been a substantial open hall building occupying the site of the extant numbers 17 and 19²⁰⁶. The surviving architectural fragments within these two latter properties suggest that the open hall was replaced from at least the 17th century onwards²⁰⁷. Archaeological investigations were carried out to the rear of 9 to 15 and 17 to 21

Greenhill which identified evidence for domestic activity on the site in the 13th century; with less activity from the late 14th century onwards²⁰⁸. This was interpreted as relating to a change in use of the site related to the relatively high status hall complex, parts of which survive (cf. above). The evidence appears to support Slater's hypothesis that Greenhill originated as a suburb sometime after the establishment of the town. The earliest pottery sherds were, however, dated to the 12th century, but these were few in number and were mixed with more securely dated 13th century material. It was concluded by the excavator's that the 12th century material had probably been brought into the site from elsewhere²⁰⁹. The archaeological record had largely been impacted by later activity, but continuous occupation is attested by the extant buildings and post medieval features found during the excavation²¹⁰.

An archaeological evaluation on Upper St John Street, just outside Culstubble Gate and opposite St John's Hospital, recovered at least three phases of medieval timber building possibly representing suburban development on the street frontage (HUCA 4)²¹¹.



Plate 6: Sandford Street dog-leg visible on John Snape's 1781 map of Lichfield (Reproduced by kind permission of Staffordshire Record Office D 615/M/3/1)

The development of suburbs at such an early date may be suggestive of its success or at least the optimism of the bishops. The suburban expansion may, on the other hand, represent unofficial development by people wishing to capitalise upon the economic success of Lichfield whilst avoiding paying the tolls and rents imposed by the bishops²¹².

2.4.1.5 The Sandford Street dog-leg

The suburban development beyond Sandford Gate and the existence of a dog-leg within the alignment of Sandford Street has been the cause of much debate (cf. plate 6). Whether the dog-leg formed part of the planned town depends upon where the town boundary lay during the medieval period (cf. 2.4.1.3). There have been several attempts to explain this feature of the townscape; both Slater and Bassett argue that it is a late development, the former arguing for a mid 12th century date and the latter for a late 13th/14th century date following the fire of 1291²¹³. Marches Archaeology, in their research for a site in Sandford Street, argued that the dog-leg may have been caused by intensive development pressure by the later 12th century which ultimately resulted in the creation of burgage plots beyond Sandford Gate²¹⁴. The archaeological excavations adjacent to the dog-leg on the north side of Sandford Street concluded that development along the street, at least within the town, did not occur until the 13th century²¹⁵. However, the intensive settlement proposed by Marches Archaeology may be relevant in terms of the topographic location of the street. Marshland is attested on the western side of the town, possibly part of Culstubby marsh mentioned in 1298, as indicated by peat deposits found in 1910 and in the recent borehole survey to the south of Queen Street (cf. 2.4.2.2)²¹⁶. The topography may therefore have restricted development to the west of Lichfield and the dog-leg could therefore have originated in order to link areas

of drier ground where settlement was developed or developing (cf. map 5 and HUCA 18). Future archaeological interventions may be able to verify the cause of the dog-leg as well as determine the alignment of the western boundary of the town.

2.4.2 Economy

The bishops' principal aim in developing Lichfield in the mid 12th century was clearly to increase their revenue by encouraging and controlling trade. By the late 13th century the revenue to the bishops was split between the rents from the burgage plots; tolls from the markets and fairs; profits arising from fines in the manor court, but also, and quite significantly, the money from the two watermills²¹⁷.

By the early 14th century the revenue from the burgage plots was being supplemented by rents being imposed on those people who had created their own plots (encroachments) in order, presumably, to enjoy their portion of the success of the town²¹⁸. This may relate to the suburban activity mentioned in section 2.4.1.4.

The economic success of the town was also closely associated with the cult of St Chad; revenue spent on the shrine was clearly aimed at further encouraging pilgrimage to the town (cf. 2.4.4).

2.4.2.1 Markets & fairs

A market charter had been granted to the bishop by King Stephen in 1153. The market was held within the purposely planned market place around St Mary's church within the heart of the town. It appears that by the 14th century different parts of the market place were concentrating on particular goods. This included cloth by 1312, salt by the early 15th century and a women's market mentioned in 1388²¹⁹. The latter was known as Breadmarket Street by the late 17th century²²⁰.

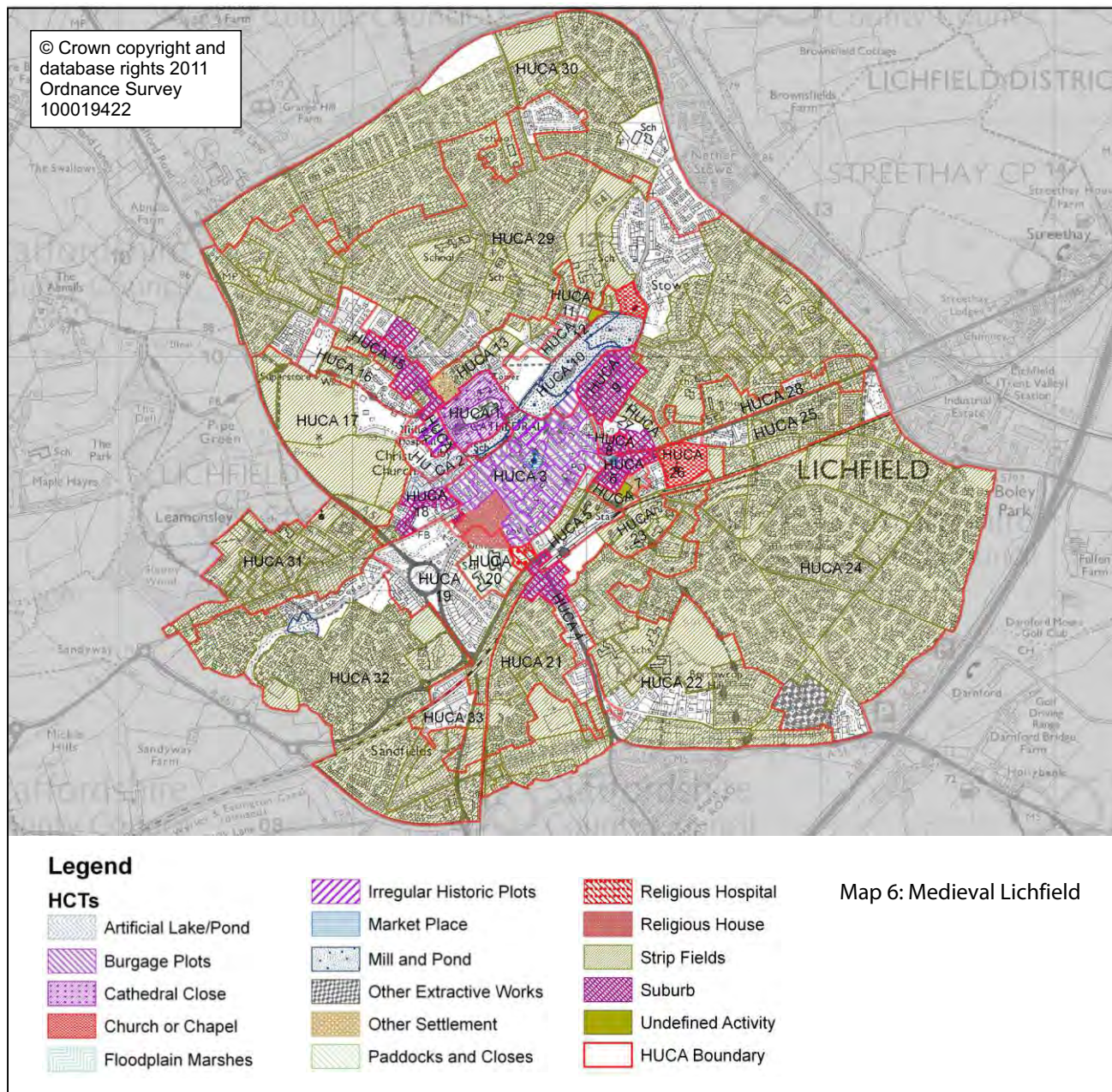
Encroachment by permanent buildings on the southern side of the market place had occurred by circa 1500²²¹.

It has also been suggested that an unofficial market had been held prior to the creation of the extant town (cf. 2.3.3). The triangular area at Greenhill (HUCA 6) near to St Michael's church has been proposed for the location of this early market²²². An alternative view has been proposed which suggests that Greenhill became established as the site of a second market at a later date, which may indicate congestion in the town on market days or as a preferred area for the sale of livestock²²³. Its location outside Tamworth Gate may suggest that its origins were as an area where carts waited to pay their tolls before entering the town²²⁴.

By the late 13th century the bishop was claiming the right to hold a three day fair at Whitsun and this was extended in 1307 to 15 days with an extra 8 day fair being held in November²²⁵. A further two fairs were granted in 1337 and by 1409²²⁶. The number of fairs being granted in the 14th century may indicate a period of economic prosperity within the town which again contrasts with the desertion/contraction theory proposed by commentators working in the 1980s (cf. 2.4.1.2).

Between the late 14th and the early 16th century 11 inns were recorded in various parts of the town including the Talbot Inn in Beacon Street on the site of the later Angel Croft Hotel²²⁷. The former Swan Inn on Bird Street existed by 1362 when it was acquired by the Cathedral's Vicars Choral (cf. 2.4.4.2)²²⁸. An archaeological investigation to the north of Sandford Street found evidence to suggest that the site of the Swan had operated as an inn by at least the 13th/14th century (cf. 2.4.1.2)²²⁹. The inns were probably closely associated with the prosperity of the market

and fairs during this period, although they probably also served the pilgrimage trade coming to St Chad's Shrine, which in turn also contributed to Lichfield's success.



2.4.2.2 Agriculture

The inhabitants of Lichfield, whatever the economic success of the town, were also reliant upon agriculture for their survival. Consequently the town was almost entirely surrounded by open fields during the medieval period (cf. HCT 'Strip Fields' on map 6)²³⁰. The open fields were usually farmed on a rotational basis between arable, fallow and other crops. The land was divided into strips which individual landholders held across the various fields. However, it is unlikely that the maximum extent of the land devoted to open fields (area depicted as 'Strip Fields' on map 6) was static through time, but rather expanded and contracted in line with the economic fate of the town and its inhabitants.

²³¹ Ibid: 110
²³² Stephen Dean pers. Comm..
²³³ Tringham 1990e: 110
²³⁴ Ibid
²³⁵ Staffordshire HER: PRN 54278
²³⁶ Tringham 1990e: 111
²³⁷ Ibid.

²³⁸ Ibid: 112
²³⁹ Jane Arnold, Pipe Green Trust pers. comm..
²⁴⁰ Cirbaldi 2006: 108
²⁴¹ Ibid.
²⁴² Slater 1986: 32
²⁴³ Staffordshire County Council 1970
²⁴⁴ Pearson and Daffern 2009: 10; Carver 1982: 38
²⁴⁵ Pearson and Daffern 2009: 10
²⁴⁶ Ibid.

An open field, known as Oxbury, was recorded in 1325 which was located immediately to the south of the town (it was known as Castleditch Field by 1550)²³¹. An archaeological intervention in this area appears to have confirmed the long history of agricultural activity adjacent to the town ditch complete possibly with cart ruts running along the edge of the field where it abutted the ditch²³².

Within the Trunkfield valley three pools were created; of which only two are extant; Minster Pool and Stowe Pool (cf. 1.2, 2.3.3 and 2.4.2.4). Meadow land was also located within the valley such as the open meadow recorded in 1397 as lying along the Trunkfield Brook²³³. The remainder of the land lying adjacent to the Trunkfield Brook, however, appears to have been marshland for much of the medieval period at least. Swan Moggs and the land called 'Moggs' to the west of Stowe Pool represent part of the former marshland as shown on Snape's 1781 map (plate 3). Mogg was a local dialect word meaning damp land²³⁴.

In 1910 7.2m of peat was observed during the construction of a gas holder on the west side of the town within HUCA 18 confirming that this area had previously been marshy ground²³⁵. It is possible that the dog-leg in Lower Sandford Street, which appears to have been extant since at least the medieval period, may be the result of a winding route across the drier lands of the marsh (cf. 2.4.1.5).

The town's medieval common pasture appears to have concentrated on the higher lands to the south and west beyond the EUS project area on land known as 'moors'²³⁶. There was a common at Leamonsley and another to the south of Shortbutts Lane, known as Marsh Common. The inhabitants of the town employed a common herdsman to tend their animals during the medieval period (the post is last recorded in 1731)²³⁸. During the medieval period the poorer inhabitants of

Beacon Street were granted grazing rights to land at Pipe Green (approximately 1km to the west of the street beyond the EUS area)²³⁹.

2.4.2.3 Town gardens and orchards

Environmental evidence from two archaeological interventions has revealed that fruit and vegetables were being grown within the town during the medieval period. It has been suggested that this type of produce was of economic importance to the town and that lands were thus being deliberately cultivated to supply the demand (cf. 2.6.3.3)²⁴⁰. It was suggested following excavations at Sandford Street that the Friary may have been the source for some of the fruit²⁴¹. Slater recognised that the friary had sufficient land holdings on which he suggested they pastured their animals overnight²⁴². However, this land probably included the orchard which is clearly recorded on the early 17th century plan of the friary site²⁴³. Other areas of the town where gardens have been postulated include the tentative gardens identified within the Close to the south of the Cathedral, which existed between the 11th to 13th centuries²⁴⁴.

The excavation at Cross Keys found evidence for the cultivation of fruit and vegetables in both the 11th century and the 13th/14th century²⁴⁵. In the latter instance this appears to have included the cultivation of decorative species such as roses, privet and holly²⁴⁶. It is possible that these plants were grown on site within the long plots shown as surviving on Snape's map (1781) (cf. plate 3).

The origins of Frog Lane were discussed in section 2.4.1.2 which identified that there was little evidence for settlement by the early 17th century and gardens by at least the late 18th century (cf. plate 3). It is possible that the orchards and gardens may have originated during the medieval period. However, only archaeological investigation could resolve the

²⁴⁷ Greenslade 1990: 114
²⁴⁸ Slater 1986: 15
²⁴⁹ Carver 1982: 38, Table 1 column F; Marches Archaeology 1999b; Nick Tavener Archaeological Services forthcoming: 59
²⁵⁰ Marches Archaeology 1999b
²⁵¹ Ibid

²⁵¹ Carver 1982: 38 and Table 1 column F
²⁵² Greenslade 1990: 114
²⁵³ Greenslade 1990: 114
²⁵⁴ Ibid
²⁵⁶ Tringham 1990e: 115
²⁵⁷ Staffordshire HER: PRN 54279
²⁵⁸ Tringham 1990e: 115
²⁵⁹ Staffordshire County Council forthcoming: 21

issue of the nature and extent of settlement in this area.

2.4.2.4 Watermills, mill ponds and fish ponds

By the late 11th century three watermills existed within Lichfield manor, two of which belonged to the Bishops throughout the medieval period²⁴⁷. Slater argues that the mill ponds which drove the two Bishops mills are the extant Minster Pool (HUCA 2 and cf. plate 1) and Stowe Pool (HUCA 10 and cf. plate 7), although their form and extent has been altered over time (cf. 2.6.3.2)²⁴⁸. Four archaeological interventions have taken place on land adjacent to the two pools; three on Minster Pool, although only two reached the medieval deposits, and one on Stowe Pool. It was concluded that both of the pools had either been created or extended during the 12th to 13th centuries²⁴⁹.



Plate 7: Stowe Pool and the Cathedral

The archaeological interventions to the south of Minster Pool identified that land reclamation was occurring by the 15th century, but could not determine if this was the result of natural silting or human agency²⁵⁰. By this date the land appears to have been used as a rubbish dump for industries located nearby²⁵¹. To the north of Minster Pool, within

The Close there was further evidence of the dumping of waste into the pool during the 12th to 15th centuries²⁵².

During the 14th and 15th centuries the mill which stood on Minster Pool was known as Castle mill and was only producing malt, presumably for the brewing industry or possibly for animal feed (cf. HUCA 3)²⁵³. Stowe mill, which stood at the far side of Stowe Pool in HUCA 10, was a corn mill during the early 14th century. From at least the early 1460s two pairs of mill stones were being powered within this building; each pair being known respectively as Stowe mill and Gay mill²⁵⁴.

The pools also served as fish ponds owned by the bishops²⁵⁵. A third pool existed during the medieval period, which lay to the west of Bird Street (cf. map 5; HUCA 2 and HUCA 18)²⁵⁶. The origins of this pool are uncertain; it was being let as a fishery in the early 15th century and it may be that this was its primary function²⁵⁷.

The creation of a chain of three large pools within the townscape may be for aesthetic as well as functional purposes. Large bodies of water have been identified as forming part of a deliberate landscaping in association with secular castles for example at Newcastle-under-Lyme, Staffordshire, whose large Castle Pool is known to have existed by the mid to late 12th century²⁵⁸. The planned town, its town ditch, the establishment of St John's Hospital and the initial 'defences' around The Close have all been associated with Bishop de Clinton who, if this is the case, appears to have been keen to raise the status of Lichfield and may also emulated the aesthetics of high status secular landscaping (cf. 2.4.4).

2.4.2.5 Industry

Four sites within the town have revealed evidence that metal working contributed to the economy during the medieval period; all of these were located on the western side of

the town (HUCA 3) with three being located within Sandford Street. The documentary evidence suggests that bell founding was being carried out within the town during the late 13th century and early 14th century. Goldsmiths have also been recorded in 13th and 15th century records²⁶⁰. It has been suggested that these two industries were located within the town to service the needs of the Cathedral²⁶¹.

Tanning was apparently of particular importance within the town from both the documentary and archaeological evidence. Documentary sources reveal that tanning and shoemaking occurred in the town by the late 13th century and saddlers are recorded in the late 14th century²⁶². The importance of the industry has to some degree been highlighted by the number of tanning sites which have been discovered during archaeological work particularly in the western portion of the town (HUCA 3). Tanning was generally an activity which took place away from the main settlement and near to a water supply. The archaeological evidence to date shows tanning or leather manufacture taking place in the medieval period in Sandford Street and Bird Street. The site to the rear of 15 Sandford Street suggests that tanning was occurring prior to the establishment of the Friary in the mid 13th century as two tanning pits were excavated beneath the line of what was believed to be the Friary precinct wall. The industry appears to have ceased on this site in either the 14th or possibly 15th century²⁶³. Tanning was also occurring between the 11th and 14th centuries on the western side of Bird Street. The industry had ceased on this site by the mid 14th century when records show that it was already the site of the Swan Inn²⁶⁴ (cf. 2.4.1.2). The excavators speculated that the industry had failed on this site because of the establishment of the individual leather working guilds, such as the shoe makers and the saddlers, which had formed by the 14th

century²⁶⁵. Small samples of animal bone recovered from the 15th century dump to the south of Minster Pool (cf. 2.4.2.4) led the excavators to suggest that a furrier and a glover were also operating in the area²⁶⁶.

The only evidence for a ceramic industry is a documentary reference to a tiler in the early 13th century and to a tile kiln, which may have existed in Beacon Street by 1402²⁶⁷. Roof tiles were found within medieval pits during an excavation to the north of Greenhill; whilst not easy to date their context suggested that they were of possible 13th or 14th century origin²⁶⁸. Tile roofs became more popular in urban context because of the risk of fire. Lichfield is known to have suffered a fire in 1291 after which it is possible that the town authorities encouraged inhabitants to replace their thatch roofs²⁶⁹. Archaeological evidence for pottery making consists of an ambiguous sample from the 15th century Minster Pool rubbish dump²⁷⁰. Brick making is suggested in mid 15th century documents and the east range of the Grade I Listed St John's Hospital, dated to 1495, is an example of an early brick building within the town whose fabric may have been local in origin²⁷¹. Stone was also an important building material within the town particularly for the religious buildings and documents record a quarry at Freeford, to the south of the city, which supplied the stone for the construction of the bishop's palace in the early 14th century²⁷².

The fragments of what has been interpreted as a candle maker's trough were found during excavations to the rear of 17 Greenhill²⁷³. The item has been tentatively date to the mid 13th to 14th centuries; few examples have been found in Europe²⁷⁴. Although the find itself cannot confirm that the manufacture of candles was taking place on this site as an important

²⁷³ Marches Archaeology 2001b: 12-13, 33

²⁷⁴ Ibid: 33

²⁷⁵ Greenslade 1990:12; Tringham 1990e:120

²⁷⁶ Taverner forthcoming: 2; Tenter ground: Field or area of ground where washed new cloth is stretched out to dry. (Scope note reproduced from the Thesaurus of Monument Types by kind permission of English Heritage. © 2011 English Heritage)

²⁷⁷ Tringham 1990e: 120

²⁸³ Bassett 1982: fig. 5

²⁸⁴ Greenslade and Johnson 1990: 7;

The fragments of what has been interpreted as a candle maker's trough were found during excavations to the rear of 17 Greenhill²⁷³. The item has been tentatively date to the mid 13th to 14th centuries; few examples have been found in Europe²⁷⁴. Although the find itself cannot confirm that the manufacture of candles was taking place on this site as an important Cathedral town during the medieval period Lichfield would have been a high consumer of candles.

Documentary evidence also suggests that wool²⁷⁵ was an important industry within Lichfield from at least the late 12th century. The large estates held by the Dean and Chapter in north Staffordshire are believed to have been the main source of the wool. Timber stakes and posts found during the excavation at Cross Keys just to the south of Stowe Pool were interpreted as a probable 13th century tenter ground suggesting cloth making and/or dyeing²⁷⁶.

Medieval documents also provide information regarding other industries within Lichfield including glass making which includes references to glaziers living in Sandford Street in the late 13th century²⁷⁷. The 1380 Poll Tax also records occupations such as tailors, weavers, fullers, fishermen, butchers, millers, mercers, drapers and a spicer, although the greatest number recorded in the tax list were still involved in agricultural work²⁷⁸. Some of these trades and industries will not have left any archaeological evidence. However, environmental evidence taken from the Cross Keys excavation identified the processing of flax, which suggested that linen or linseed oil was being produced whilst evidence for hemp or hops suggested the production of either rope/cloth or beer²⁷⁹.

2.4.3 Communications

The main routes in and out of Lichfield had been established by at least the medieval period (cf. 2.3.6). The town gates, described in section 2.4.1.3, probably indicate the most important routes into the town during this period. King Henry III is believed to have entered Lichfield through Culstubbe Gate on St John Street on several occasions during the 13th century²⁸⁰. Prior to circa 1312 the route over the Trunkfield valley where Upper Pool and Minster Pool were located, was via a ferry. Bishop Langton made improvements to the communications by erecting a bridge or causeway²⁸¹.

The route to Uttoxeter appears to have split from the Stafford Road at Wheel Lane, turning to follow Grange Lane. Topographical analysis of the roads shown on historic maps suggest that Grange Lane had originally run further south and crossed through the Close and into the town via the South Gate and Dam Street. Wheel Lane, according to Bassett, had probably been created in the late 13th/early 14th century diverting the route from Uttoxeter via Beacon Street to avoid the Close²⁸³.

The road out of Tamworth Gate led into the Greenhill area where it split into two routes one towards Tamworth and the other to Burton-upon-Trent, via the Burton Old Road. The western gate, Sandford Gate, stood on the route towards Walsall. However, the road out of Stowe Gate only appears to have led to Stowe itself and perhaps via a minor route to Curborough.

2.4.4 Religion

2.4.4.1 Cathedral (building)

In 1075, following the Norman Conquest (1066), Lichfield was demoted from a cathedral to a minster church²⁸⁴. The bishop's see was

²⁷⁸ Ibid

²⁷⁹ Pearson and Daffern 2009: 10

²⁸⁵ Ibid; Greenslade 1990a: 10
²⁸⁶ Ibid: 9
²⁸⁷ Staffordshire HER: PRN 07472
²⁸⁸ Tringham 1990a: 49 and 52
²⁸⁹ Rodwell 1993: 29; Rodwell 2003: 7-8
²⁹⁰ Tringham 1990a: 49; Rodwell 1989: 285
²⁹¹ Rodwell 1993; Rodwell 1994; Rodwell 2003
²⁹² Ibid.; Apsidal: forming a semi-circle or series of semi-circles

²⁹⁵ Tringham 1990a: 49-52
²⁹⁶ Rodwell 1989: 285; Rodwell 1992
²⁹⁷ Rodwell 1992
²⁹⁸ Ibid.
²⁹⁹ Ibid.
³⁰⁰ Kettle and Johnson 1970: 140-142
³⁰¹ Hall 2005: vii
³⁰² Kettle and Johnson 1970: 144
³⁰³ Staffordshire County Council 2009

moved to Chester until 1102 when it was transferred to Coventry; in 1228 the see was held jointly by Lichfield and Coventry²⁸⁵. Documentary sources reveal that three successive bishops carried out building work on the Cathedral during the 12th century suggesting that despite its lack of status at this period it was still an important spiritual centre²⁸⁶. This was probably in no small part due to St Chad's shrine which appears to have continued to attract pilgrims throughout the period. The economic potential of the pilgrims probably contributed to decision to develop the town in the mid 12th century (cf. 2.4.1.2).

The Cathedral is Grade I Listed and, despite later additions and alterations, substantial medieval architecture survives (cf. 2.5.3.1 and 2.6.5.1)²⁸⁷. Documentary evidence confirms that the cathedral was substantially rebuilt between the early 13th century and the early 15th century²⁸⁸. However, it is currently unclear to what extent the early medieval cathedral was rebuilt following the Norman Conquest (1066)²⁸⁹. There is documentary evidence to suggest that rebuilding occurred from the 1080s to at least the 1140s if not the 1170s²⁹⁰. A number of archaeological investigations within the extant cathedral have identified substantial foundations from an earlier building which have been interpreted as the likely remains of the Norman (late 11th to 12th century) structure²⁹¹. Work on the cathedral carried out in both the mid 19th and late 20th centuries revealed that the Norman cathedral was narrower than the extant building and its eastern end had an apsidal form²⁹². An archaeological excavation carried out in 2003, however, found that the foundations of the Norman cathedral, although still narrower than the extant building, differed significantly to the foundations observed in the south and north choir²⁹³. Consequently the excavator speculated that the early medieval nave may have survived the 11th or 12th century rebuilding work²⁹⁴.

The documentary evidence suggests that the 13th century rebuilding commenced with the choir and central tower. It continued with the transepts (circa 1220-40); the nave (1260-1280); the west end (circa 1280); the Lady Chapel (circa 1315) and a new choir (circa 1330s)²⁹⁵. A three storey chapel complex located to the south of the choir has been the subject of archaeological building recording²⁹⁶. This work suggested that it was built during the late 13th century on the site of an earlier building. Each of the floors probably contained a chapel, but the lowest (subterranean) was probably also a treasury, whilst that at ground level was also a sacristy²⁹⁷. The ground floor chapel was dedicated to St Peter and a holy well, probably constructed in the 1220s, was identified within one of the adjacent turrets²⁹⁸. The third floor chapel was probably dedicated to the Cult of St Chad's Head (cf. 2.4.4.3)²⁹⁹.

2.4.4.2 Cathedral (organisation)

Whilst the Bishop was the head churchman within the diocese, Lichfield Cathedral itself was administered, both spiritually and temporally, by a number of canons who collectively were known as the 'chapter' and were headed by a 'Dean'³⁰⁰. This was in contrast to Coventry Cathedral whose spiritual body was organised as a monastery³⁰¹. Lichfield's canons were supported by their own individual estates, known as prebends; by the 1330s there were 32 prebends within the cathedral³⁰². The dean and chapter also amassed property, including churches, as part of their 'common fund'; this included an estate in Rugeley as well as sheep farms in north Staffordshire (cf. 2.4.4.2.7)³⁰³.

By the late 12th century many of the canons were living away from Lichfield, presumably upon their individual prebendal estates. This began to impact upon the organisation of the cathedral and many of the spiritual aspects of

²⁹³ Rodwell 2003: 7
²⁹⁴ Ibid.

³⁰⁴ Kettle and Johnson 1970: 142
³⁰⁵ Ibid.
³⁰⁶ Ibid.: 149
³⁰⁷ Greenslade 1990a: 10
³⁰⁸ Kettle and Johnson 1970: 148
³⁰⁹ Ibid.
³¹⁰ Ibid: 149 and 156
³¹¹ Rodwell 2003
³¹² Rodwell 2003: 8

³¹⁵ Rodwell 1992
³¹⁶ Greenslade 1990a: 9; Kettle and Johnson 1970: 143 and 150
³¹⁷ Tringham 1990a: 57 and 60; Kettle and Johnson 1970: 150
³¹⁸ Staffordshire HER: PRN 00192
³¹⁹ Staffordshire HER: PRN 07522; Rodwell 1988
³²⁰ Staffordshire HER: PRN 07485
³²¹ Staffordshire HER: PRN 04431
³²² Tringham 1990a: 57

their duties were being neglected³⁰⁴. Consequently the Archbishop of Canterbury decreed in 1191 that the canons should all be resident in Lichfield for at least a quarter of the year³⁰⁵.

The lesser clergy of the cathedral in the medieval period comprised the Vicars Choral and the Choristers³⁰⁶. The Vicars Choral are first recorded as part of the Cathedral hierarchy in circa 1190³⁰⁷. They appear to have arisen in order to fulfil or assist in the spiritual duties of the canons³⁰⁸. The influence of the Vicars Choral increased during the 13th century when they came to own property, mostly burgages within Lichfield, which were granted to them in return for celebrating the memory of the donor³⁰⁹. Their property by the 14th century included 'The Swan Inn' on Bird Street (cf. 2.4.1.2). There were six Choristers from 1265; but little is further known about them during the medieval period³¹⁰.

2.4.4.3 St Chad's Shrine

Archaeological evidence has suggested that St Chad's Shrine was originally located in the nave of the medieval cathedral (cf. 2.3.4)³¹¹. It appears that the Shrine was retained in its original early medieval location during the rebuilding works of the 13th century. At least three high status priestly burials were discovered lying adjacent to the shrine during an archaeological excavation, confirming its importance to the cathedral during this period³¹². The archaeological evidence suggested that the shrine was back-filled in the 14th century, which ties in with the documentary evidence suggesting that Bishop Walter de Langton provided a new shrine between the altar and the Lady Chapel³¹³.

By the mid 14th century St Chad's head was kept in a painted wooden box, being replaced by a gilt reliquary by 1445³¹⁴. The reliquary appears to have been kept in its own chapel

on the third floor of the complex located on the south side of the choir; known as the Cult of St Chad's Head³¹⁵.

2.4.4.4 The Close

The moat, which surrounds three sides of The Close, has been credited to Bishop Clinton in the mid 12th century³¹⁶. The fourth side overlooks Minster Pool. In 1299 a licence to crenellate a stone wall around the Close was granted; this work was probably carried out in the early 14th century under Bishop Langton and is likely to have included the South and West Gates³¹⁷. A section of both the moat and wall survives in the north east of the Close and has been designated as a Scheduled Monument; the wall and tower also being Grade II* Listed³¹⁸. Another extant part of the early 14th century stone wall forms part of the east and south walls of the Grade II* St Mary's House which lies in the south east corner of the Close³¹⁹. The northern portion of the West Gate to the Close also survives and is Grade II Listed³²⁰. Further evidence for the defences around The Close was observed in an archaeological intervention at the South Gate, where the base of an octagonal tower was recorded³²¹.

The existing layout of the Close is believed to have originated with Bishop Clinton in the mid 12th century, although its earlier form remains unknown³²². The Bishop's Palace and the Deanery were both located within the north eastern corner of the Close by the late 13th century³²³. The bishop's palace was rebuilt between 1310 and 1311 and originally appears to have been built into the precinct wall of the Close; the chapel and the dining room projected through the wall as towers³²⁴.

³¹³ Rodwell 2003: 9; Tringham 1990a: 53
³¹⁴ Tringham 1990a: 54

³²³ Kettle and Johnson 1970: 150; Tringham 1990a: 61
³²⁴ Staffordshire HER: PRN 54286; Tringham 1990a: 61 and fig. 12



Plate 8: Vicars' Close

A number of buildings within the Close retain medieval fabric. The most significant of these properties are the two courtyards which comprise the former Vicars Choral communal buildings lying on the north western side of the Close (now Vicars' Close cf. plate 8). Until the 14th century the vicars do not appear to have lived communally, but Bishop Langton granted them two former canon's residences for their use³²⁵. There was a communal hall and kitchen by 1329, but no buildings of this date have been positively identified and the extant medieval buildings suggest that the complex was gradually rebuilt over the course of the 15th century, although there have been later additions and alterations³²⁶. The Grade II* 10 The Close, which forms part of the southern range of the vicars choral courtyard, appears to have once formed part of a much larger timber framed building. The earliest of the surviving timbers within 10 The Close was dated to the late 15th century³²⁷. The Grade II* Listed St Mary's House, in the south eastern corner of the Close, has been the subject of an archaeological building recording³²⁸. It was concluded that although those parts which were incorporated into the Close wall were of 14th century date there was evidence to suggest that the earliest extant parts were of 13th century origin³²⁹. The property may be one of two canon's houses known to have been commissioned by Bishop Langton in the late 13th/early 14th century³³⁰.

³³¹ Staffordshire HER: PRN 07523, PRN 07529 and PRN 07530

³³² Ibid.; Carver 1982: 39

³³³ Carver 1982: 39

³³⁴ Ibid.

³³⁵ Ibid; Lavatorium: A wash room. (Scope note reproduced from the Thesaurus of Monument Types by kind permission of English Heritage. © 2011 English Heritage).

³³⁶ Tringham 1986: 36-37

³⁴⁰ Carver 1982: 38

³⁴¹ Staffordshire HER: PRN 07600

³⁴² Wilson 1982: 77; Greenslade 1990a: 9

³⁴³ Taylor 1969: 46-7

There is some limited evidence for further extant buildings with medieval origins within the Close at the Visitor's Centre, the Bishop's House and 23a and 23b The Close; none of which have, to date, been the subject of detailed archaeological or architectural analysis³³¹.

In 1411 a common residence for the chantry priests, known as the New College, was constructed to the south of the cathedral³³².

An archaeological excavation carried out in the vicinity suggested that prior to the 15th century the area had been utilised as a domestic dwelling with cess pits and rubbish pits³³³. In the 15th century the land appears to have been cultivated, probably as a garden, and a structure, incorporating a probable garderobe, was constructed overlooking Minster Pool³³⁴. The structure was interpreted as the New College's *lavatorium*³³⁵. In the early 15th century there were 13 chantry priests who required lodgings and by the end of the century the property included its own bakery and brewhouse as well as the common hall which apparently overlooked Minster Pool³³⁶.

An archaeological intervention carried out to the rear of 19 The Close in 1989 revealed evidence for a structure of late medieval date which was interpreted as a possible lodging house adjacent to the south gate into the Close.³³⁷

By the end of the 12th century the cathedral and the Close were being supplied with water from a lead conduit which ran from a spring located approximately 2km to the west of the town, at a place known as 'Pipe'³³⁸. A Grade II Listed late 18th century pump standing to the north west of the Cathedral marks the site of the medieval conduit head (plate 9)³³⁹. A lead pipe was discovered in the archaeological excavations carried out to the south of the Cathedral have also been interpreted as



Plate 9: 18th century Conduit Head in The Close

forming part of the 12th century water supply from Pipe³⁴⁰.

2.4.4.5 St Mary's Church in the Market Place

St Mary's church has medieval origins although the extant Grade II* Listed building was apparently entirely rebuilt during the 19th century³⁴¹ (cf. 2.6.5.3). The earliest documentary references to the church date to the late 13th century, although its location suggests that it had probably formed part of the original mid 12th century planned town (cf. 2.4.1.2)³⁴².

The foundation of St Mary's is unlikely to pre-date the mid 12th century as the area of its historic parish was contiguous with the area of the town and it never had its own burial ground³⁴³. Furthermore an analysis of the three historic parishes covering the extent of the modern city suggests that St Mary's was

³³⁷ BUFAU 1990: 9

³³⁸ Staffordshire HER: PRN 04213; Greenslade 1990a: 9

³³⁹ Staffordshire HER: PRN 03604

³⁴⁴ Ibid.

³⁴⁵ Chantry Chapel: A chapel attached to, or inside, a church, endowed for the celebration of Masses for the soul of the founder. (Adapted from scope note reproduced from the Thesaurus of Monument Types by kind permission of English Heritage. © 2011 English Heritage)

³⁴⁶ Johnson and Greenslade 1990: 140

³⁴⁷ Staffordshire HER: PRN 05947; Johnson and Greenslade 1990: 134

³⁴⁸ Johnson and Greenslade 1990: 134

³⁵³ Staffordshire HER: PRN 07469

³⁵⁴ Wilson 1982: 72-3

³⁵⁵ Johnson and Greenslade 1990: 147;

³⁵⁶ Ibid: 135; Gould and Gould 1976: 58

³⁵⁷ Rawcliffe 2007: 251-274

³⁵⁸ Greenslade 1990: 10

³⁵⁹ Ibid: 13; Worthington and Miles 2002b

carved out of the earlier St Michael's parish where the dead of the town were buried throughout the medieval and later periods³⁴⁴.

A chantry chapel³⁴⁵ was established in the mid 14th century and in 1387 the guild of St Mary and St John the Baptist was attached to it (cf. 2.4.5.2)³⁴⁶.

2.4.4.6 St Chad's Church, Stowe

The extant Grade II* Listed church dates from the 12th century with 13th century and later alterations and additions (cf. plate 2). The built fabric therefore accords with the first documentary reference in 1190³⁴⁷. However, the site has long been linked with the life and death of St Chad in the 7th century (cf. 2.3.5). This appears to have been acknowledged during the medieval period for instance there was a statue of St Chad in the church in the late 12th century which was venerated and a procession by the cathedral chapter and the friars to pray for Bishop Langton in 1321 chose St Chad's as its destination³⁴⁸. The large size of the church has also been seen to reflect its historic importance, which may be related to its role in the cult of St Chad³⁴⁹. An anchorite was attached to the church by the 1440s and was present until at least the early 16th century³⁵⁰. The anchorite would have been dependent upon the charity of those visiting the church, further suggesting that the site attracted pilgrims. A former building line visible on the north wall of the church may indicate the site of the anchorite's cell³⁵¹.

Two chantries were established within the church in the mid 13th and the early 15th centuries. The latter was held at St Catherine's altar which was located in the north aisle³⁵².

³⁴⁹ Ibid

³⁵⁰ Ibid; Anchorite: A pious reclusive religious man or monk who often occupied a cell attached to the north wall of a church. A squint enabled the occupant to witness the Mass. (Adapted from scope note reproduced from the Thesaurus of Monument Types by kind permission of English Heritage. © 2011 English Heritage)

³⁵¹ Johnson and Greenslade 1990: 145

³⁵² Ibid: 144; Chantry: A chaplain who is endowed to celebrate Masses for the soul of the founder.

2.4.4.7 St Michael's Church, Greenhill

The church is a Grade II* Listed building which has 13th century origins and an extant 14th century tower. The majority of the building, however, dates to the mid 19th century (cf. plate 10)³⁵³. A small excavation carried out on the southern side of the church in 1978 identified building material of medieval date including roof and floor tiles suggesting a period of rebuilding³⁵⁴.

As with St Chad's at Stowe a chantry was established in the late 13th century³⁵⁵. However, unlike the church at Stowe there is no evidence from the known medieval records for a particular association with St Chad³⁵⁶.

2.4.4.8 St John's Hospital

The location of hospitals in the medieval period was dictated by several considerations. They were often located beyond the town wall partly as they required space for agricultural activities, but they also required access to water for both spiritual and practical purposes. They would be located on main roads to enable pilgrims as well as the poor and sick to reach them. Alms from passers-by probably contributed greatly to their resources and many were located at stopping places such as bridges and gates³⁵⁷.

St John's Hospital stood in a prime position just outside the town gate on the main road from the south (cf. HCT 'Religious Hospital' on map 5). It may have been founded by Bishop Clinton in the 12th century and was certainly present by 1208³⁵⁸. Documentary evidence shows that the hospital was re-endowed in 1495 to house thirteen almsmen and the earliest roof timbers have been dated to this period³⁵⁹.

³⁶⁰ Greenslade 1990: 10-11; Staffordshire County Council 1991: 6; Slater 1986: 31; Staffordshire HER: PRN 00048
³⁶¹ Marches Archaeology 1999b; Marches Archaeology 2001a
³⁶² Staffordshire HER: PRN 05919
³⁶³ Cotswolds Archaeological Trust 1995; Marches Archaeology 1999a

³⁶⁴ Charcoal Burial: Inhumation rite in which charcoal is included with the buried corpse, possibly in an attempt to preserve the body. Thought to be associated with high status burials of the early medieval and medieval period. (Adapted from scope note reproduced from the Thesaurus of Monument Types by kind permission of English Heritage. © 2011 English Heritage)
³⁶⁵ Marches Archaeology 1999a
³⁶⁶ Johnstone 1970: 269



Plate 10: St. Michael's Church

2.4.4.9 Franciscan friary

The Friary was probably founded circa 1230 by the Bishop of Lichfield upon the site of three and half burgage plots, although it is suggested that a fire in 1291 led to the friary being rebuilt³⁶⁰. A masonry wall dated to the 13th/14th century discovered during archaeological investigations located to the rear of 15 Sandford Street was interpreted as the northern precinct wall and the evidence suggested that it had been constructed upon the site of a tannery (cf. 2.4.2.5)³⁶¹. A section of Grade II Listed stone wall, facing onto St John's Street, has been dated to the 13th century suggesting that it had formed part of the precinct wall³⁶².

Two archaeological investigations on the Friary site have identified the location of the associated cemetery, with burials dated to the 13th or 14th century on both sites³⁶³. The investigations discovered the graves of at least three women and two juveniles which have been interpreted as representing people employed within the Friary. A possible early medieval or 12th century high status 'charcoal' burial³⁶⁴ was also discovered within the archaeological investigations which therefore pre-dated the founding of the Friary although no explanation of its presence within this part of the town was offered by the excavators³⁶⁵. A probable late 13th century grave cover built into the wall of the extant buildings which currently (2011) house the library and record office was a memorial to 'Richard the Merchant'; evidence of further secular burials within the friary site³⁶⁶.

³⁶⁷ Staffordshire County Council 1991
³⁶⁸ English Heritage SM no. 21560; National Heritage List for England: List Entry No. 1008544
³⁶⁹ Staffordshire County Council 1991: 20
³⁷⁰ Staffordshire HER: PRN 07566
³⁷¹ Ibid: 268
³⁷² Ibid.
³⁷³ Baugh 1970: 275-76
³⁷⁴ Greenslade 1990: 13; English Heritage 2002

³⁷⁵ Greenslade 1990: 14
³⁷⁶ Tringham 1990b: 84
³⁷⁷ Ibid: 73-74
³⁷⁸ Ibid: 75
³⁷⁹ Greenslade and Tringham 1990: 131-132
³⁸⁰ Ibid: 131
³⁸¹ Ibid.
³⁸² Ibid: 131 and 132
³⁸³ Greenslade 1990a: 13

The ground plan of the friary church, which was identified as lying to the north of the library, was excavated during the 1930s. As a result a garden area was created with paving laid out representing the ground plan of the building as revealed in the excavation³⁶⁷. The garden area and the portion of road lying adjacent were designated as a Scheduled Monument in 1939³⁶⁸. An archaeological evaluation was carried out within the garden area in 1989 to determine how accurately the paving represented the below ground archaeological remains. It was concluded that the 1930s work had failed to accurately identify the plan of the friary church nor had it attempted to phase the building. However, it was clear that the 1930s excavation was limited in its extent and had not disturbed any of the medieval deposits (stopping when it reached the walls)³⁶⁹.

The standing remains of the Franciscan friary, dating to circa 1298, survive incorporated into the extant Grade II Lichfield College and Library, which has been altered and extended on at least two occasions since the Dissolution in the mid 16th century (cf. Plate 26, 2.5.3.7 and 2.7.4.3)³⁷⁰.

In 1310 the friars were granted rights to springs near Aldershaw, approximately 2 km to the south west³⁷¹. A pipe and conduit heads were constructed between the friary and Aldershaw to supply the water (cf. 2.4.4.4.4)³⁷².

2.4.4.10 Dr Milley's Hospital

Documentary sources relate to a hospital on Beacon Street, on the site of the later almshouses known as Dr Milley's hospital. The hospital is believed to have been founded circa 1424 by the Bishop of Lichfield and lands and properties were granted for its upkeep throughout the 15th century³⁷³. The extant almshouses do not appear to retain any fabric of this date (cf. Plate 15 and 2.5.3.8)³⁷⁴.

The hospital is believed to have been developed over the town ditch, which was probably the only land available lying adjacent to the town gate, by the 15th century (cf. 2.4.1.3). Like St John's Hospital this was a good location to maximise their resources from visitors entering the town from the north.

2.4.5 Public Services and education

2.4.5.1 Justice

The bishop of Lichfield had a gaol in the town by the early 13th century and possibly earlier³⁷⁵. By the early 14th century it appears to have stood within the market place³⁷⁶.

Three great courts were being held each year by the bishop as lord of the manor by the 15th century³⁷⁷. By 1308 the courts were held within the Moot Hall, which may have stood in Lombard Street³⁷⁸.

2.4.5.2 Guilds

There were two types of guild in Lichfield during the later medieval period: religious and craft³⁷⁹. The earliest of the known religious guilds was attached to St Chad's church at Stowe by 1300, whilst a guild at St Michael's is first recorded in the early 16th century³⁸⁰. By the mid 14th century there were two guilds, St John the Baptist and St Mary, associated with St Mary's church. These were amalgamated in 1387 under licence from King Richard II to form the largest and most influential guild within the town³⁸¹. The success of the guild was attested by the land and properties which were granted to it throughout 15th century and the fact that it was actively participating in the governance of the town by the end of that century³⁸². A guildhall had been established in Bore Street by 1421, its precise location is unknown³⁸³.



Plates 11 and 12: The Priest's Hall showing Georgian frontage and timber framing to rear

A Grade II* building standing in Breadmarket Street is believed to be the residency of the chaplains who served the guild which was known as 'The Priests Hall' (plates 11 and 12)³⁸⁴. The building has not been archaeologically or architecturally studied and at present is believed to date to circa 1600 or earlier; the guild and its priests were dissolved during the Reformation in the mid 16th century³⁸⁵.

The craft guilds are only known from post medieval documents which state their individual incorporation³⁸⁶. The earliest known craft guild was the saddler's guild which existed by the late 13th century³⁸⁷. In 1601 the Smith's Guild was described as being an "ancient society", suggesting a long history³⁸⁸. Eight of the known craft guilds existed by the end of the 15th century³⁸⁹. The Worshipful Company of Smiths of Lichfield is the only surviving craft company in the city³⁹⁰.

2.4.5.3 Grammar School

A grammar school was endowed in Lichfield by Bishop Smith in 1495. In the statutes laid down by the bishop the school was to be run by a priest of St John's Hospital³⁹². The school is believed to have stood in the vicinity of the later extant school buildings (cf. 2.5.5.1)³⁹³.

2.4.5.4 Water supply

The earliest reference for water being piped to the town was in the 1270s when the Cathedral's conduit was extended along Conduit Street to an unknown well head³⁹⁴. The Friars provided water to the town from their supply piped from Aldershawe via a well head in Bird Street (cf. 2.4.4.9)³⁹⁵. By 1482 the water supply from the Friary was extended down Bore Street to supply two well heads, one at the junction of Bore Street/Conduit Street and the other at the junction of Tamworth Street/Lombard Street³⁹⁶.

2.5 Post Medieval (16th & 17th centuries)

2.5.1 Settlement

The plan of the town is unlikely to have altered from its mid 12th century form. The archaeological investigations within the town which identified medieval domestic activity, also found evidence for 16th and 17th century occupation. This included at least one well and several cess pits on the south side of Sandford Street, although domestic occupation appeared to have declined on the northern side of the street by this period (cf. 2.5.2.4)³⁹⁷.

Two archaeological investigations in Wade Street suggested that the area may have seen periods of abandonment; the environmental evidence included blackberry and elder berry seeds suggesting the area was waste land in the 16th century³⁹⁸. However, this is likely to have been a local phenomenon rather than a general trend across the town. Both sites revealed evidence of regeneration during the 17th century and Speed's map (1610) suggests that development extended along the entire street by at least the beginning of the century³⁹⁹. At the eastern end of Wade Street the archaeological evidence suggested that the land had been raised probably in the late 17th century; it was suggested that this may have been done to improve drainage in the area (cf. 2.4.1.2)⁴⁰⁰. As a result the excavators further argued that the buildings within the street must have also been entirely rebuilt at this time. The documentary evidence for Wade Street appears to support the archaeological evidence for low population in the street at least by 1642⁴⁰¹. Occupations listed in the hearth tax returns in 1666 suggest that the inhabitants of Wade Street were of lower social status than those in the more central streets of the town⁴⁰². By the time of the 1848 tithe map the majority of the

properties in Wade Street were owned by the towns ancient charitable bodies including the two hospitals, St John's and Dr Milley's, as well as cathedral bodies⁴⁰³. These bodies had been granted properties within the town from the medieval period onwards and these probably included those lying in Wade Street which may have been retained over many centuries⁴⁰⁴.

Lichfield did not survive the Civil War (1642-1651) unscathed; documentary sources suggest that at least 54 properties were destroyed within the town during the conflict. The majority had been rebuilt by 1649⁴⁰⁵ and by the end of the century the town was described as having good houses. Several fires during the last two decades of the 17th century led to the declaration that all properties should have tiled, rather than thatched, roofs⁴⁰⁶.

Whilst the majority of the extant historic buildings in Lichfield appear to be of 18th or 19th century brick construction many in fact conceal earlier origins behind their facades. There are at least 34 buildings with the town centre, including along Greenhill (HUCA 8), which have been identified as having 16th to 17th century origins; all but six have been Listed as being of national importance. Of these properties 14 have timber framing visible externally (Plate 13). Given the number of currently known buildings with 16th to 17th century origins there is a good potential for further later properties to also retain earlier architectural fabric.



Plate 13: 32 Bore Street – dated to 1510, but probably of late 16th century date

2.5.1.1 Suburbs

The extent of the medieval suburbs along the main roads into the town is currently unknown (cf. map 6 and map 7). Consequently it is impossible to judge to what extent there may have been suburban expansion during the 16th and 17th centuries. Seven extant buildings of 16th to 17th century date lie along Greenhill and Church Street, four of which are Grade II Listed and a Grade II Listed late 16th/early 17th century property survives on the corner of Beacon Street/Gaia Lane (cf. HUCA 15 and Map 29). However, they are likely to represent redevelopment within the medieval suburbs.

Only one extant property which has been dated to the late 17th/early 18th century lies beyond the town and its medieval suburbs. The Grade II Listed Ardmere Cottage lies on Beacon Street approximately 500m to the north of the known extent of the medieval town⁴⁰⁷. However, an archaeological evaluation on Upper St John Street, opposite St John's Hospital, revealed that part of the suburbs outside Culstubby Gate had been redeveloped by the late 16th century (HUCA 4)⁴⁰⁸. The timber buildings (cf. 2.4.1.4) were levelled and a herringbone brick floor was laid out in the late 16th century or later⁴⁰⁹. The

floor extended beyond the evaluation trench and thus it was not possible to suggest whether this floor was associated with a building.

2.5.2 Economy

2.5.2.1 Markets & fairs

By the 1630s Lichfield was recorded as being the wealthiest of all of Staffordshire's towns⁴¹⁰. This may have been due in part to the establishment of three fairs in 1622 for the sale of livestock; the town having apparently lost its earlier fairs during the 16th century (cf. 2.4.2.1). The importance of the market place during the mid 17th century is also attested by the construction of a market hall although this does not survive⁴¹¹.

It is presumed that Lichfield's economy was impacted by the Reformation during the mid 16th century when St Chad's Shrine was destroyed. However, it is not currently known whether St Chad's shrine and the town was still a popular pilgrimage centre by the later medieval and early post medieval period⁴¹².

2.5.2.2 Agriculture

The open fields around Lichfield were enclosed piecemeal and documentary evidence suggests this largely occurred during the 17th and 18th centuries (cf. map 7)⁴¹³.

In common with many parts of the country sheep farming had become an important part of the local economy by the 16th century⁴¹⁴.

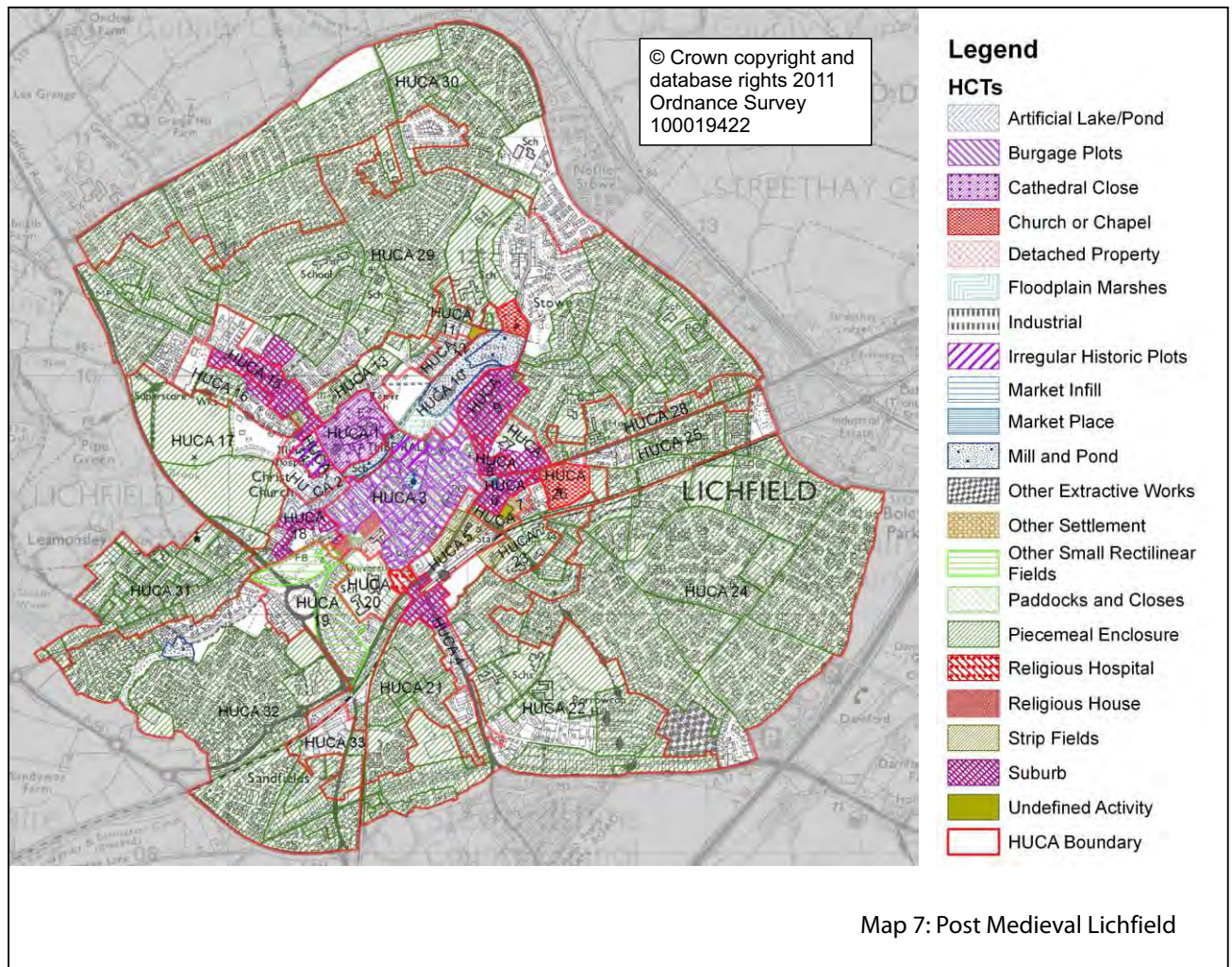
2.5.2.3 Mills

The two mills on the Minster and Stowe Pools respectively continued to form an important part of the 17th century agricultural economy of the town by grinding corn. Castle mill on Minster Pool was also operating as a malt mill in 1670⁴¹⁵.

⁴¹⁶ Ibid
⁴¹⁷ Tringham 1990: 120-1
⁴¹⁸ BUFAU 2000; BUFAU 2001
⁴¹⁹ Tringham 1990: 120-1
⁴²⁰ Tringham 1990: 120-1
⁴²¹ Capper: A person who makes caps
⁴²² Greenslade 1990: 16; Tringham 1990: 120-1

2.5.2.4 Industry

The industrial activities of the inhabitants of Lichfield continued to be varied during the post medieval period, although retail, including food and drink, represented the most important trade in the town⁴¹⁶.



The trades which were prominent in the medieval period such as leather working, tanning and metal working were also recorded in the 16th and 17th centuries. Documentary sources record tanners in Sandford Street between the late 16th and the late 17th centuries⁴¹⁷. An archaeological investigation in this street discovered a number of 16th century tanning pits located in a similar area to the medieval industry⁴¹⁸. A cloth industry also appears to have been located within Sandford Street during this period; the manufacture of linen and a dye house are recorded in late 17th century documents⁴¹⁹. A silk weaver was also reportedly living in Stowe Street in 1632⁴²⁰. Weavers, cappers⁴²¹ and tailors were all living in the town during the 16th century. However, the capping industry had apparently declined by the end of that century⁴²².

⁴²³ Ibid: 119 and 122
⁴²⁴ Ibid: 121-122
⁴²⁵ Ibid: 121; Staffordshire HER: PRN 03608
⁴²⁶ Marches Archaeology 2000
⁴²⁷ Tringham 1990a: 120
⁴²⁸ Kettle and Johnson 1970: 166
⁴²⁹ Greenslade 1990a: 14
⁴³⁰ Kettle and Johnson 1970: 167; Tringham 1986: 36

⁴³¹ Ibid 1970: 174; Tringham 1990a: 52; Staffordshire County Council 1998: 4
⁴³² Staffordshire HER: PRN 02682; English Heritage SM no. 35875; National Heritage List for England: List Entry No. 1021362
⁴³³ Staffordshire County Council 1998: 4
⁴³⁴ Ibid.
⁴³⁵ Ibid.
⁴³⁶ Ibid.
⁴³⁷ Kettle and Johnson 1970: 174
⁴³⁸ Ibid; Tringham 1990a: 52; Rodwell 1989: 286

Books also appear to have formed an important aspect of the economy of the town with a bookseller and a book binder being recorded in the early 16th century⁴²³. These industries continued to be recorded into the 17th century and a parchment works was established circa 1697 by Michael Johnson, the father of the lexicographer Samuel Johnson⁴²⁴. The Johnson parchment works was still operating in 1725, but by 1780 it appears to have been replaced by Parchment House⁴²⁵.

Tobacco pipe makers, probably a cottage industry, are recorded in Wade Street in the later 17th century⁴²⁶. Soap was being produced on the northern side of Upper Pool, in the area of Shaw Lane, by the early 16th century⁴²⁷.

2.5.3 Religion

2.5.3.1 Cathedral

The organisation of the Cathedral was largely unaffected by the Reformation in the mid 16th century (cf. 2.4.4.2)⁴²⁸. In some ways its prestige was enhanced by the Reformation when the priory at Coventry Cathedral was dissolved leaving Lichfield as the only seat of the bishop within the diocese⁴²⁹. However, the Reformation did not leave the Cathedral completely unaffected; all of the chantries were dissolved, which led to the loss of fifteen chantry priests who were resident in the 'New College' on the southern side of the Close (cf. 2.4.4.4)⁴³⁰. St Chad's Shrine was also destroyed, putting an end to the pilgrimages which had undoubtedly contributed to the economic success of the town during much of the medieval period.

No building work is currently attributed to the 16th or early 17th century, however, the Cathedral suffered considerable damage during the early years of the Civil War. The Cathedral and Close were besieged three times, twice during 1643 for short periods and

again in 1649 for four months⁴³¹. The only surviving evidence for the conflict is the Scheduled earthwork known as 'Prince Rupert's Mound' which lies approximately 100m to the north west of the Close (HUCA 29)⁴³². The site has long been associated the second attack upon Lichfield Cathedral and Close in 1643 which was carried out by the Royalists headed by King Charles' I nephew, Prince Rupert⁴³³. Traditionally it was believed to have been used as a battery by the royalists; however, an archaeological earthwork survey in 1998 concluded that it was more likely to have been a defensive rather than offensive position⁴³⁴. Furthermore, even if it originated during the second siege in 1643 it was at least improved by the parliamentarians during the longer siege of 1646⁴³⁵. There is contemporary documentary evidence to suggest that it may in fact be an earthwork described at the time as 'Gloucester Mount' after the origins of the men who manned it⁴³⁶.

These successive attacks upon the cathedral and its use as a military stronghold had a devastating impact upon the fabric of the building culminating in 1646 with the collapse of the central spire⁴³⁷. A report on the state of the Cathedral and Close carried out in 1649 noted that much of the roof, with the exception of the Lady Chapel and what was probably the ground floor portion of St Peter's Chapel, had gone⁴³⁸. Repairs to the cathedral did not begin until 1661; a documentary record dated 1660 identified that squatters had moved into various parts of the cathedral including St Peter's Chapel⁴³⁹. By 1665 the Lady Chapel, choir, chancel, transepts and nave had been roofed and the central spire was more than half complete⁴⁴⁰. The rebuilding had been completed by 1669 when the Cathedral was re-dedicated⁴⁴¹.

⁴³⁹ Rodwell 1989: 286
⁴⁴⁰ Kettle and Johnson 1970: 175
⁴⁴¹ Tringham 1990f: 18

2.5.3.2 The Close

The buildings of the Close, particularly those lying on the northern side of the Cathedral, were also greatly damaged or destroyed during the Civil War⁴⁴². Eight out of the 14 houses within the Close which belonged to the Chapter suffered as did the Vicars Choral common hall, five of their houses and the bishop's palace⁴⁴³. As a garrison there was little incentive for the properties to be repaired or maintained consequently, as with the Cathedral, by the 1660s squatters had moved in and there were several alehouses operating there⁴⁴⁴.

The canon's residences were also restored from the 1660s; a number of properties retain evidence of 17th century origins or substantial rebuilding in their extant fabric. This is particularly true of the buildings which comprise the lower courtyard of the Vicars Choral⁴⁴⁵. However, the Grade II Listed 13-14 The Close, which lies to the north of the Cathedral is believed to have been constructed circa 1527 and was re-faced in the 18th century⁴⁴⁶.

The medieval bishop's palace, lying in the north eastern corner of the Close, was largely destroyed during the Civil War and Bishop Hackett's decision not to rebuild in 1660 led to it being used as a quarry for other building works⁴⁴⁷. The extant Grade I Listed former bishop's palace was constructed on the site of the medieval palace, albeit on a different alignment, in 1686-87⁴⁴⁸.



Plate 14: Former Bishop's Palace, The Close

2.5.3.3 St Mary's Church in the Market Place

There is no evidence for 16th or 17th century work surviving within the extant Grade II* structure⁴⁴⁹. However, there is documentary evidence to suggest that the spire of the earlier church required rebuilding or extensive repair from the late 16th century onwards⁴⁵⁰.

2.5.3.4 St Chad's Church, Stowe

The church was apparently occupied by the parliamentarian troops during one of the 1643 sieges, although no further information is known about the impact this may have had upon the building fabric⁴⁵¹. The only structural evidence dating to this period is the clerestory which dates to the 1660s⁴⁵².

2.5.3.5 St Michael's Church, Greenhill

Little is known about the history of the church during this period other than a reference to repairs to the spire in the late 16th/early 17th century⁴⁵³.

2.5.3.6 St John's Hospital

St John's hospital survived the dissolution of the monasteries and continued to operate as a hospital⁴⁵⁴.

2.5.3.7 Franciscan friary

Unlike St John's Hospital the Franciscan friary did not escape the Reformation and was dissolved in 1538. The site was sold as a private estate in 1544⁴⁵⁵. Despite this the form of the plot of land largely survived within the townscape, which was granted to the City Council in 1920 to provide land for a road and public open space⁴⁵⁶. The road 'The Friary' was opened in 1928. The Grade II Listed Lichfield College and Library incorporates the medieval remains of a lodging house, which was extended in 1545 as the principal house of the private estate⁴⁵⁸.

2.5.3.8 Dr Milley's Hospital

The almshouses were re-endowed in the early 16th century for the benefit of fifteen almshouses by Thomas Milley a canon of the cathedral. The appearance of the Grade II* Listed building does not conflict with a possible early 16th century date⁴⁶⁰. However, a few of the timbers were dated to 1652, nearly 150 years after the re-endowment. The evidence is unclear as to whether the date suggests the wholesale re-building of the hospital in the mid 17th century, which does not appear to be reflected in surviving documentary records, or whether the dated portion is merely an extension to an earlier building⁴⁶¹.



Plate 15: Dr Milley's Hospital, Beacon Street

The building lies well below the present line of Beacon Street probably because it was located within the former town ditch (cf. Plate 15 and 2.4.4.10)⁴⁶².

2.5.4 Communications

Although it is unlikely that the existing road system had been altered from its medieval and earlier framework the nature of transportation was developing. By the later 1570s Lichfield was an important stopping

⁴⁶³ Greenslade 1990: 16
⁴⁶⁴ Greenslade and Tringham 1990: 132
⁴⁶⁵ Tringham 1990b: 76; Greenslade 1990a: 15
⁴⁶⁶ Staffordshire HER: PRN 07457
⁴⁶⁷ Tringham 1990b: 84
⁴⁶⁸ Tringham 1990e: 120-1
⁴⁶⁹ Greenslade 1990e: 95
⁴⁷⁰ Ibid: 96
⁴⁷¹ Tringham 1990f: 19; Johnson 1990b: 171
⁴⁷² Staffordshire HER: PRN 53814

⁴⁷³ Currie 1979: 160
⁴⁷⁴ Staffordshire HER: PRN 05917; Currie 1979: 160
⁴⁷⁵ Currie 1979: 160
⁴⁷⁶ Tringham 1990e: 19
⁴⁷⁷ Tringham 1990e: 21; Staffordshire HER: PRN 54119
⁴⁷⁸ Staffordshire HER: PRN 14155

point on the post route between London and Ireland. The George Inn and the Swan Inn had probably already become established as the two primary coaching inns in the town by the 1650s⁴⁶³.

2.5.5 Public Services and Education

The Guild of St Mary and St John was dissolved in the mid 16th century as part of the Reformation and their property was sold⁴⁶⁴. Following the Reformation a corporation was inaugurated, governed by two bailiffs, under charter from King Edward VI, which probably picked up part of the role of the Guild⁴⁶⁵. The corporation also took over the Guildhall, which survives as a Grade II Listed building and retains 16th and 17th century fabric within its structure⁴⁶⁶.

It is likely that during this period the gaol was relocated to the rear of the Guildhall⁴⁶⁷. The importance of justice within the town is also attested in the documentary record where lawyers are mentioned between 1548 and 1604⁴⁶⁸.

The supply of water to the town and Close through the medieval conduit was interrupted during the Civil War; documentary sources suggest that it was running again by the end of the 17th century⁴⁶⁹. By 1666 the water was being supplied under the Conduit Lands Trust⁴⁷⁰.

2.5.5.1 Education

Several schools are recorded in 17th century documents including an English School established by Thomas Minors in 1670 as well as various Dame Schools⁴⁷¹. Minors' English School stood on the corner of Bore Street and St John's Street. The building was partly demolished in the early 20th century, but one of the gables from the school building may survive facing onto Bore Street⁴⁷².

The 15th century Grammar School (cf. 2.4.5.3) was granted a plot of land to build a schoolhouse in 1577⁴⁷³. Whilst the school was rebuilt in the mid 19th century, the late 17th century school master's and boarders' houses survive as a Grade II Listed building⁴⁷⁴. Elias Ashmole, the antiquary whose collection formed the basis of the Ashmolean Museum in Oxford, was a graduate of the school in the early 17th century⁴⁷⁵.

2.6 18th & 19th century

2.6.1 Settlement

2.6.1.1 Town

The greatest change within the town of Lichfield during the 18th century was the trend for re-fronting or rebuilding in red brick (the former is noted in sections 2.4.1.2 and 2.5.1). However, a visitor in 1732 commented that the brick buildings were "not very handsome"⁴⁷⁶. Fifty-five buildings within the town have been identified as having 18th century origins, fifty of which are Listed. A further fourteen (six of which are Grade II Listed) have been dated to the late 18th/early 19th century. However, as noted in sections 2.4.1.2 and 2.5.1 there remains the potential for earlier buildings to be retained as architectural fragments within these properties. Two 18th century properties have been demolished including Yeomanry House, St John's Street built prior to 1732 for a town clerk and Redcourt House in Tamworth Street which was built in 1766 for Lucy Porter, Samuel Johnson's step-daughter⁴⁷⁷. Both of these properties were demolished in the mid to late 1920s. Further rebuilding and redevelopment occurred within the town throughout the 19th century although there remains the potential for earlier fabric to survive within these structures. The rebuilding includes the Grade II Duart House on St John Street which has a stucco frontage⁴⁷⁸. Other

properties with stucco, of both 18th and 19th century date, are located on St John's Street, Ird Street, Market Street, Bore Street and Dam Street (cf. Plate 16).



Plate 16: 28 St John's Street – mid to late 18th century stucco frontage

Dr. Samuel Johnson was born in a property lying on the corner of Breadmarket Street and Market Street which had been built by his father, Michael, a renowned bookseller (cf. 2.5.2.4)⁴⁷⁹. The property, now operating as the Johnson Birthplace Museum, dates to circa 1707 and is Grade I Listed. In some sense it could be said that Johnson was the focus of a new pilgrimage; visitors being recorded as coming to see his birthplace by 1801⁴⁸⁰.

Archaeological excavations within the town have generally not concentrated upon remains of 18th and 19th century date. However, two brick lined wells, of probable 18th century date were identified in archaeological work to the south of

Sandford Street⁴⁸¹. On the north side of Sandford Street the archaeological evidence pointed towards industrial activity (cf. 2.6.3.4)⁴⁸². However, 19th century domestic activity was also observed within the excavation including evidence for cellared buildings facing onto the street; a boundary wall and an alley lying to the rear of a terrace of 19 houses, known as Flowers Row (since demolished)⁴⁸³. Further evidence for cellared buildings was noted to the south of Sandford Street which may relate to buildings shown on a map of 1832⁴⁸⁴.

2.6.1.2 Suburbs

The precise extent of medieval and post medieval suburban expansion along the main routes into the town is currently unknown; future archaeological investigations may be able to test this. Consequently it is difficult to judge to what extent the extant buildings of 18th and 19th century date represent new development on effectively green field sites or the redevelopment/refashioning of earlier properties. This is particularly pertinent along Beacon Street (HUCA 15) and Upper St John Street (HUCA 4). However, historic maps can assist in the establishment of the nature of suburban development during this period.

A comparison of 18th and 19th century maps reveals that expansion within the Greenhill suburb did not occur until the late 19th century (HUCA 7 and HUCA 28)⁴⁸⁵. Between the late 18th and mid 19th century the property lines along the Greenhill/Church Street axis and the Rotten Row axis are unchanged. It is only along Church Street that development occurs in the late 19th century, presumably partly encouraged by the creation of the Trent Valley Road following an Act of Parliament in 1832 (cf. 2.6.4.1)⁴⁸⁶. There are extant mid and late 19th century houses lying along the northern side of Church Street and all along Trent Valley Road to the eastern

⁴⁸⁷ Slater 1986: fig 2b; Speed 1610; Snape 1781
⁴⁸⁸ Greenslade 1990a: 47
⁴⁸⁹ Greenslade 1990a: 25
⁴⁹⁰ Staffordshire HER: PRN 07574
⁴⁹¹ Speed 1610; Yates' 1775
⁴⁹² Staffordshire HER: PRN 05943 and PRN 05944

⁴⁹³ Speed 1610; Yates' 1775
⁴⁹⁴ Staffordshire HER: PRN 14170
⁴⁹⁵ Greenslade 1990d: 46
⁴⁹⁶ Staffordshire HER: PRN 07638 and 07637
⁴⁹⁷ Staffordshire HER: PRN 53850 and PRN 53851
⁴⁹⁸ Staffordshire HER: PRN 05950 and PRN 059551; Tringham 1990: 21
⁴⁹⁹ Staffordshire HER: PRN 05951
⁵⁰⁰ Staffordshire HER: PRN 53751 and PRN 05950

extent of the project area (HUCA 28). However, along Rotten Row there is evidence for the redevelopment of properties in the early 19th century (HUCA 4). On the northern side of the road there is a terrace of Grade II Listed properties; three houses of three storeys and five houses of two storeys, which have been dated to circa 1830. However, Slater's plan analysis along with the early 17th and late 18th century maps suggest that this area had developed as suburbs of Lichfield probably during the medieval period⁴⁸⁷. Further settlement expansion along Rotten Row was probably initially constrained by the construction of the South Staffordshire Railway which opened in 1849 (cf. 2.6.4.3)⁴⁸⁸.

The earliest development within the southern portion of the town ditch, Castle Ditch, was built in 1800; only the name of the properties 'Gresley Row' survives as a road name⁴⁸⁹. A row of four, originally six, cottages survives on the southern side of the railway on Levett's Fields. These properties were constructed circa 1830 and are Grade II Listed (HUCA 7)⁴⁹⁰.

The early 17th and late 18th century maps suggest that along the Beacon Street/Stafford Road axis suburban activity had extended as far as Wheel Lane; although this may still have had medieval origins (cf. HUCA 15)⁴⁹¹. Even by the late 19th century there had been little expansion beyond this point; the exceptions are the extant early 19th century terraces lying on the northern side of the junction between the two roads and individual properties of similar date further north along Stafford Street (HUCA 29). The latter included the Grade II Listed Victoria Cottage, built circa 1830 and a further Grade II Listed house and stable of circa 1820; the stable has since been converted to a domestic dwelling⁴⁹².

The construction of the railway in the mid 19th century presumably resulted in the demolition of properties in Upper St John Street (HUCA 4).

As with Greenhill and Beacon Street, suburban expansion does not appear to have occurred in the period between the early 17th and the late 18th century⁴⁹³. However, between the late 18th and the mid 19th century development appears to occur along the eastern side of Upper St John Street; extending towards Borrowcop Lane (HUCA 4). These mostly comprise two storey red brick terraces; the architectural detailing along the street reveals evidence for different phases and/or different builders, but most are probably early 19th century in date. There were early 19th century properties lining the western side of Upper John Street, but these were re-developed in the late 20th century; the only historic building to survive is the Grade II Listed Holy Cross Church (cf. 2.6.5.4)⁴⁹⁴.

The dog-leg in Sandford Street was finally bypassed with the construction of Queen Street following an Act of Parliament passed in 1832 (cf. 2.6.4.3)⁴⁹⁵. The extant buildings along the eastern portion of Queen Street include two Grade II Listed properties dating to the early 19th century⁴⁹⁶. A further six houses, two terraces of three red brick houses, also survive; one terrace dating to the mid 19th century and the other to the late 19th century⁴⁹⁷.

Development also occurred during this period away from the main routes into the town. The earliest known examples are the two large properties at Stowe lying within their own grounds; Stowe Hill and Stowe House⁴⁹⁸. The two properties, both Grade II* Listed, lie adjacent and were built by Elizabeth Aston in the 1750s; she resided at Stowe Hill⁴⁹⁹. The second property, Stowe House, whose contemporary coach house survives, is associated with Thomas Day and Maria Edgeworth who were both acquainted with Erasmus Darwin (cf. 2.6.5.2)⁵⁰⁰. Two smaller historic houses survive along Netherstowe which have been dated to between the mid 18th and early 19th century; but beyond this

very little development had occurred by the close of the 19th century⁵⁰¹.

Beacon Place was built in the late 18th century for one of the Cathedral administrators to the rear of the properties standing on the western side of Bird Street⁵⁰². During the 19th century its grounds were expanded from 15 acres to approximately 100 acres and included an extant fishpond⁵⁰³. The first extent of Beacon Park, covering approximately 5 acres was opened in 1891; it was extended by a further 11 and half acres in 1944⁵⁰⁴. Much of the land belonging to Beacon Place was incorporated into Beacon Park presumably following the demolition of the house in 1964⁵⁰⁵.

Small early to mid 19th century cottages survive at the western end of Gaia Lane (HUCA 13), although this area may have developed from the early medieval period onwards. (cf. 2.3.2 and 2.4.1.4). At the eastern end of the lane late 19th and early 20th century red brick semi-detached and terraced properties dominate the streetscape (HUCA 11). Lying between these two areas three large detached properties were constructed in the mid to late 19th century standing in their own grounds and accessible via long drives off Gaia Lane (HUCA 13).

Development had also occurred along Birmingham Road and Dovehouse Fields by the late 19th century. The extant properties on the southern side of Birmingham Road comprise red brick villas, semi-detached houses and short terraces (HUCA 19). Two long terraces of small rendered houses survive in Chapel Lane, Dovehouse Fields (HUCA 21).

2.6.1.3 Open land and parks

The aesthetic appeal of the remaining two pools, Minster Pool and Stowe Pool, was recognised in the late 18th century when walks were laid out; 'New Walk' to the south of Minster Pool in 1772 and a circuit around

Stowe Pool circa 1790⁵⁰⁶. The tree-lined path along the northern bank of Stowe Pool was laid out by Anna Seward, the poet who resided with her father at the Bishop's Palace within The Close⁵⁰⁷. She was also responsible for following the famous landscape gardener Humphrey Repton's advice to open up views of the Cathedral from Stowe (cf. plate 7)⁵⁰⁸. Landscaping was also carried out on the northern bank of Minster Pool and two islands were also created during the late 18th century⁵⁰⁹. However, the aesthetic and presumably the health benefits of the two pools were called into question in 1840 when a local doctor recommended they were infilled to improve the health of the local residents⁵¹⁰. Instead they were dredged in the 1850s to create reservoirs to supply water to the town; it was presumably at this time that the islands were dismantled (cf. 2.6.2.4). The pools had continued to be used as fishponds from the medieval period onwards, but this too came to an end with the creation of the reservoirs⁵¹¹.

The third pool, Upper Pool, which had lain to the west of Bird Street, had ceased to exist by the late 18th century (cf. map 8)⁵¹². By this period there may have been attempts to drain the land as ditches are marked across the area of Snape's map (1781), however, the name 'Swan Moggs' may suggest that it was still wet ground⁵¹³. The material dredged from Minster Pool in the 1850s is said to have been dumped across this area and it was subsequently landscaped to form Museum Gardens in 1859⁵¹⁴. By the turn of the 20th century a recreation ground had been created to the west of the Museum Gardens⁵¹⁵.

The parks to the west of Bird Street, including Beacon Park as well as both Minster Pool and Stowe Pool, all form part of a Grade II Registered Park and Garden⁵¹⁶.

⁵¹⁵ Second Edition 6" OS map
⁵¹⁶ English Heritage 2000: GD2612

⁵¹⁷ Tringham 1990b: 76
⁵¹⁸ Ibid: 82
⁵¹⁹ Staffordshire HER: PRN 07457; Tringham 1990b: 82
⁵²⁰ Anon. Map of Lichfield St Mary's 1832
⁵²¹ Tringham 1990b: 84
⁵²² Ibid: 76
⁵²³ Greenslade 1990a: 25; Ordnance Survey 1902 25" map
⁵²⁴ Staffordshire HER: PRN 13983
⁵²⁵ Greenslade 1990e: 105

⁵²⁸ Greenslade 1990c: 88
⁵²⁹ Ibid: 90
⁵³⁰ Ibid: 89
⁵³¹ Ibid
⁵³² www.parliament.uk nd. Viewed 14/02/2011; Johnson 1990b
⁵³³ Johnson 1990b: 174-175
⁵³⁴ Ibid.

2.6.2 Public Services, Education & Welfare

2.6.2.1 Administration and justice

The town corporation was largely unchanged until the 1830s when the town was divided into two wards, north and south, which elected 18 councillors under a mayor⁵¹⁷. The guildhall on Bore Street continued to be used by the corporation and repairs were carried out from the mid 18th century⁵¹⁸. The extant Grade II Listed guildhall largely dates to a rebuilding programme carried out between 1846 and 1848⁵¹⁹. By 1832 the gaol was located to the rear of the guildhall on Wade Street and closed in 1866⁵²⁰. However, by 1853 Lichfield's prisoners were being held in the county gaol located at Stafford⁵²¹.

During the 18th and 19th centuries the manor courts largely ceased to exist; by the turn of the 20th century only St George's court survived⁵²².

A police station was built on the south side of Wade Street in 1898⁵²³.

A purpose-built probate court was constructed on Bird Street in 1856-8; it survives as a Grade II Listed building⁵²⁴.

2.6.2.2 Welfare

The most famous of Lichfield's doctors is undoubtedly Erasmus Darwin, the grandfather of Charles, who lived in Lichfield between 1756 and 1781. He, and other doctors before and since, provided medical care to the inhabitants including the poor⁵²⁵. The medical provision for Lichfield during the 19th century included individual dispensaries; one existed in Tamworth Street by 1832⁵²⁶. The first hospital, known as the Lichfield Victoria nursing home opened in 1899 in Sandford Street; it had taken over an earlier invalid's kitchen, established circa 1870 and a nursing institution founded in 1879⁵²⁷.

The earliest known site of a parish workhouse was that belonging to St Mary's parish which was located in Sandford Street and had been established in 1691 to provide work in linen manufacture for the poor⁵²⁸. The building was maintained as a workhouse until the Lichfield Poor Law Union workhouse opened on Trent Valley Road in 1840⁵²⁹. St Chad's and St Michael's appear to have opened a joint workhouse at Greenhill circa 1740, although by the end of the century it appears to have been solely in the charge of St Michael's⁵³⁰. St Chad's appear to have opened its own workhouse in an existing house in Stowe Street in 1781⁵³¹.

Two of the mid 19th century ranges of the Union workhouse on Trent Valley Road survive within the later hospital complex (cf. 2.6.2.2). These comprise the Grade II Listed gatehouse range and a range to the rear which comprised the male and female quarters separated by the Master's house.

2.6.2.3 Education

A series of Education Acts passed in 1880 and throughout the 1890s made education compulsory, however, an interest in education in Lichfield can be discerned by the number of schools which were established and expanded from the early 19th century onwards⁵³². The earliest of these schools were the School of Industry for Girls on Quonian's Lane, established 1806 and a boys' school on Frog Lane which opened in 1809⁵³³. Both of these schools appear to have been established within converted barns. The girls' school moved to Frog Lane in 1850 when they both became National Schools, although the girls' school closed in 1876⁵³⁴.

Two 19th century schools survive within the townscape, although neither is being used for educational purposes today. St Michael's Primary School (HUCA 26) was built circa 1859 whilst the Stowe Street Endowed School

⁵²⁶ Ibid; Anon 1832
⁵²⁷ Ibid.

⁵³⁵ Staffordshire HER: PRN 51893 and PRN 54283
⁵³⁶ Staffordshire HER: PRN 07634
⁵³⁷ Johnson 1990b: 176
⁵³⁸ Ibid. 177-178
⁵³⁹ Staffordshire HER: PRN 05917
⁵⁴⁰ Staffordshire HER: PRN 53814; Johnson 1990b: 174
⁵⁴¹ Staffordshire HER: PRN 07552

⁵⁴² Greenslade 1990a: 28; Greenslade 1990e: 101
⁵⁴³ Greenslade 1990e: 95-98
⁵⁴⁴ Ibid
⁵⁴⁵ Matthew Bates, South Staffordshire Water pers. comm.
⁵⁴⁶ Ibid.
⁵⁴⁷ Ibid.
⁵⁴⁸ Greenslade 1990e: 95-98; Carver 1982a: 5
⁵⁴⁹ John. T. Thompson, Lichfield Civic Society pers. comm..

(HUCA 9) was built in 1833 with later extensions⁵³⁵.

The Grade II Listed former Diocesan Training School, built in 1840 was converted to a girls' and infants' school in 1863 (HUCA 2)⁵³⁶. They had moved from an earlier site which had been established in Sandford Street circa 1841⁵³⁷. The site grew too small and a classroom was added in 1869, but in 1876 the infants were moved to a new school in Wade Street⁵³⁸.



Plate 17: St Michael's Primary School

The Grammar School and Minors School, both established prior to this period (cf. 2.5.5.1) continued to operate. The Grammar School was rebuilt in the mid 19th century and the extant Grade II Listed classroom dates to this period⁵³⁹. Minor's School, however, closed in 1876 when it was amalgamated with the Grammar School⁵⁴⁰. Dame Schools also appear to have continued during the 18th century; Samuel Johnson is believed to have attended one run by Ann Oliver which is claimed to have been located in Dam Street; although this is unproven⁵⁴¹.

2.6.2.4 Public Services and entertainment

A number of improvements were made to public services during this period including the provision of gas lighting from a gas works which was opened on Queen Street in 1835⁵⁴². Lichfield's water supply continued to be extracted via the medieval conduits from Pipe Hill and Aldershawe during this period; but by the mid 19th century the water supply was not able to meet the demand⁵⁴³. Several schemes were enacted to rectify the situation including the construction of an unlocated reservoir at Greenhill in 1820 and the creation of a pumping station at Trunkfield Mill in 1855, which was replaced by a new waterworks in 1875⁵⁴⁴. However, Lichfield continued to receive water from the Conduits Trust until 1930⁵⁴⁵.



Plate 18: Former public library and art gallery, Bird Street

In 1853 the South Staffordshire Water Company was formed under an Act of Parliament⁵⁴⁶. The company opened a pumping station at Sandfields to the south west of the town in 1858⁵⁴⁷. It also leased both Minster Pool and Stowe Pool for use as reservoirs, which involved the dredging of both pools⁵⁴⁸. One of the principal aims of these improvements, however, was to provide water for the Black Country⁵⁴⁹.

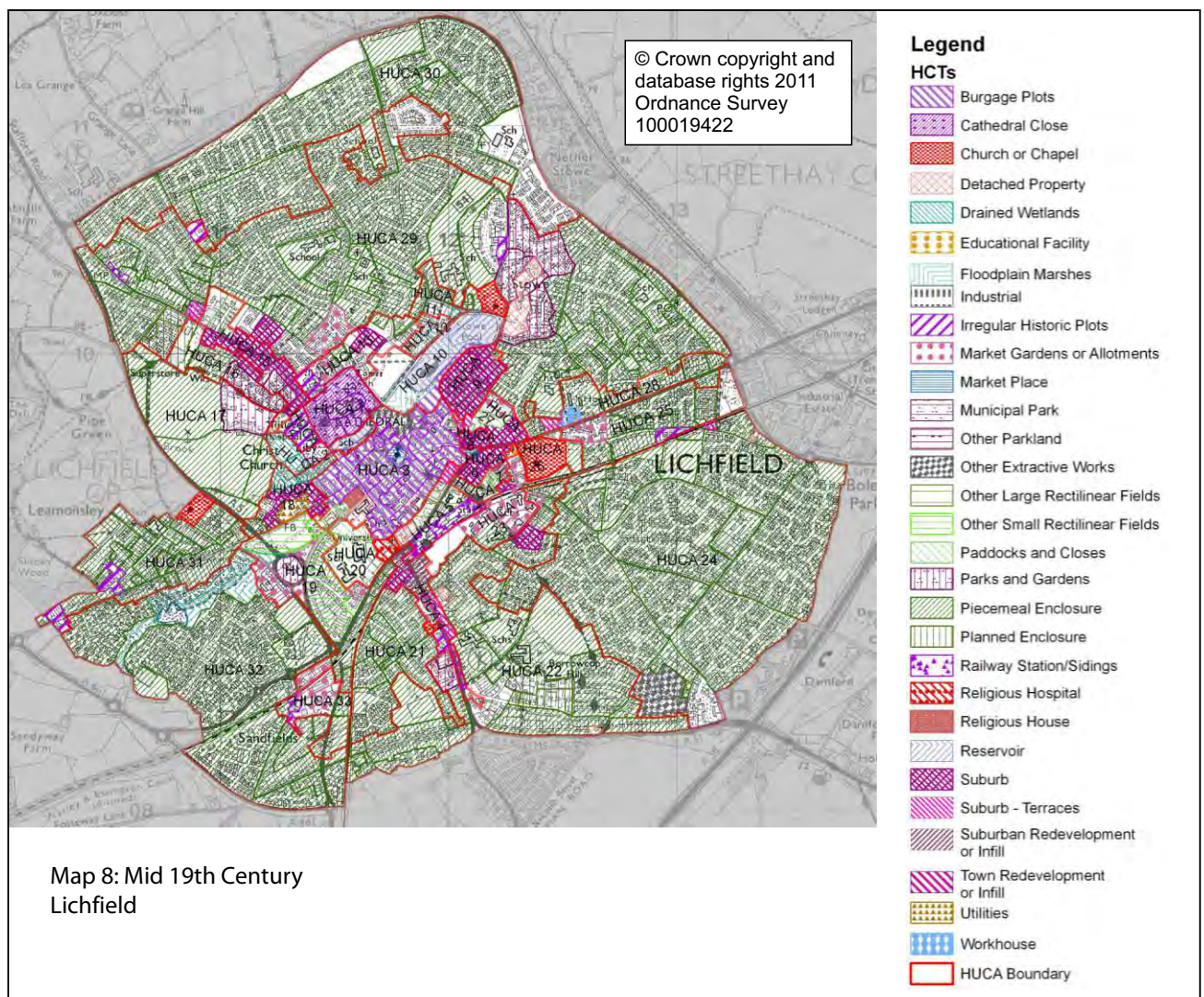
Public entertainment included the construction of the Grade II Listed public library and museum in Bird Street built between 1857 and 1859 (Plate 18)⁵⁵⁰. The earliest known theatre was built in 1790 on Bore Street, but this was demolished circa 1871 to be replaced by St James' Hall which also operated as a theatre as well as hosting dances and concerts⁵⁵¹.

A gas works opened in Queen Street circa 1835 to provide lighting to the town and the Close (cf. HUCA 18)⁵⁵².

2.6.3 Economy

2.6.3.1 Markets and fairs

There were two markets by the 18th century, on a Friday and a Tuesday⁵⁵³. In the early 19th century Anna Seward, resident of The Close, expressed the opinion that the market at Lichfield was inadequate⁵⁵⁴. Certainly the Tuesday market ceased to exist in the 1840s and the Friday market has been said to have declined during the later part of the 19th century⁵⁵⁵.



⁵⁵⁶ Staffordshire HER: PRN 54294; Greenslade 1990b: 116-117
⁵⁵⁷ Greenslade 1990b: 117
⁵⁵⁸ Ibid; Staffordshire HER: PRN 07538
⁵⁵⁹ Staffordshire HER: PRN 07538
⁵⁶⁰ Greenslade 1990b: 117
⁵⁶¹ Ibid: 116
⁵⁶² Ibid: 117
⁵⁶³ Ibid.
⁵⁶⁴ Tringham 1990f: 21; Greenslade 1990b: 119

⁵⁶⁵ Greenslade 1990b: 114
⁵⁶⁶ Greenslade 1990b: 114
⁵⁶⁷ Tringham 1990e: 113
⁵⁶⁸ Ibid
⁵⁶⁹ Ibid: 114
⁵⁷⁰ Ibid
⁵⁷¹ Jane Arnold, Pipe Green Trust pers. comm..

The 17th century market hall in Market Place was rebuilt twice during the 18th century; in the 1730s and circa 1797⁵⁵⁶. The 1790s market hall was located further east than the earlier buildings upon the site of the Roundabout House⁵⁵⁷. The market hall was demolished in 1849 and the market was re-housed in the ground floor of the extant Grade II Listed Corn Exchange, which opened circa 1850⁵⁵⁸. The Corn Exchange is built of brick in a Tudor style and, as well as the market hall, it also incorporated a savings bank at the south east end⁵⁵⁹.

Part of the market infill located to the north east of St Mary's Church and north of the market house was demolished in the 1830s to extend the area of the market⁵⁶⁰. Other market areas were established during the period; by the early 18th century an area to the south of Minster Pool was apparently being utilised by sellers keen to avoid paying the market tolls⁵⁶¹. By the early 19th century livestock was being sold in the Market Place and surrounding streets, but in 1844 it concentrated solely in the open area at Greenhill⁵⁶². By the second half of the 19th century two cattle markets were operating; one at the Swan in Bird Street and the other on the north side of Church Street near Greenhill⁵⁶³.

Of the four fairs operating in the 18th century only two were significant and by the end of the 19th century only the Ash Wednesday Fair survived⁵⁶⁴.

2.6.3.2 Mills

The two mills on Minster Pool and Stowe Pool continued to operate as corn mills during much of the 18th century. There were brief interludes when the mill on Minster Pool was converted to an oil mill at the beginning of the century and when Stowe Mill was rebuilt as an iron works for a short period between circa 1737 and 1753. Both of the mills were demolished in 1856 to facilitate the alterations

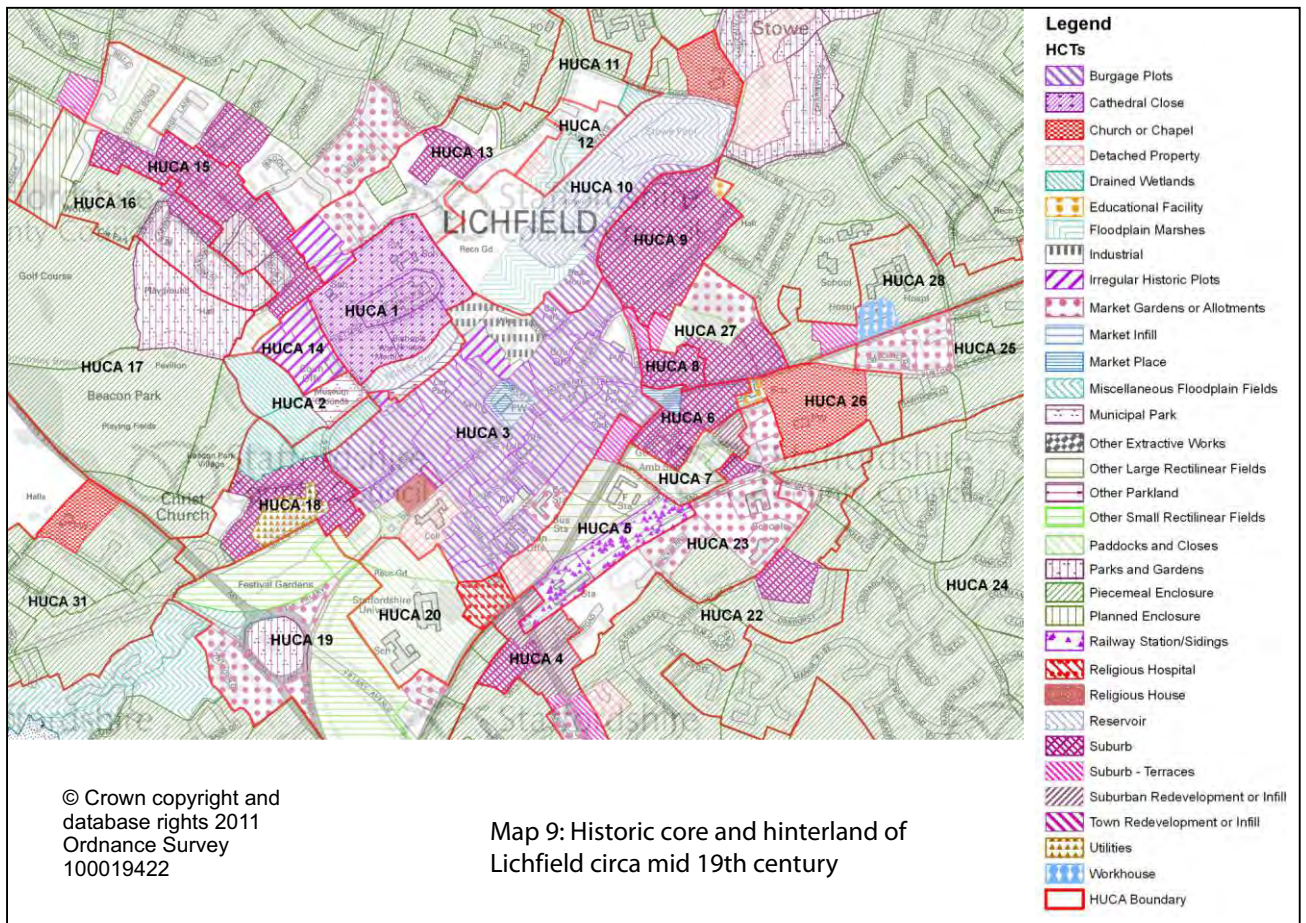
by South Staffordshire Waterworks Company to turn Minster and Stowe Pools into reservoirs⁵⁶⁵. Throughout their history they had played an important part in the economy of the town with the provision of grain to produce fresh bread. However, it is likely that the improvements in the transportation of goods, particularly on the railways, meant there was no longer a need to maintain two watermills (cf. 2.6.4).

The watermills appear to have been replaced by two steam flour mills during the 1860s; Albion mill in Stowe Street and City flour mill in Station Road. The Albion Mill was disused by 1882, although the City mill continued until circa 1913⁵⁶⁶.

2.6.3.3 Agriculture and market gardens

Whilst gardens and orchards have been suggested as existing in the medieval period and therefore presumably into the post medieval period it is likely that to a large extent these were principally domestic in nature (cf. 2.4.2.3). From the early 18th century commercial market gardens became increasingly important to the economy of the town. One of the earliest is likely to have been Cherry Orchard, lying to the south west of St Michael's church, which is recorded in 1731⁵⁶⁷. Map 9 indicates the extent of the market gardens during this period, which by the 1830s included parts of the former arable fields⁵⁶⁸. By 1846 70 market gardeners were recorded, and although this declined by the end of the century there were still 12 in 1900⁵⁶⁹. The produce was destined for the surrounding towns and the growing industrial town of Birmingham⁵⁷⁰.

In 1793 the Pipe Green Trust was established to control access to the grazing on Pipe Green and membership to the Trust was limited to those who lived in Beacon Street⁵⁷¹.



2.6.3.4 Industry

By the mid 19th century there appears to have been a shift in the emphasis of the town's economy towards retail and away from manufacturing⁵⁷². However, industry was still an important aspect of the economy up to that date.

In the 18th century tanneries still existed in Sandford Street, as they had been in earlier centuries, but they had apparently ceased operating by the 1840s⁵⁷³. By the late 18th century two tanneries had been established to the north east of the town; one on Dam Street and the other north of Stowe Street⁵⁷⁴. Neither tannery existed by the early 1880s although the latter site was operating as a timber yard⁵⁷⁵.

Cloth making and its ancillary industries also appears to have been important to the economy during the 18th century⁵⁷⁶. At least three watermills were operating as either fulling mills or were involved in woollen manufacture in the 18th and/or early 19th centuries; Leamonsley Mill, Stowe Mill (both fulling) and Pones Mill⁵⁷⁷; all three lie beyond the EUS project area. Weaving, dyeing and cotton yarn manufacture were present in Sandford Street and Lombard Street by the early 19th century⁵⁷⁸. A dyehouse had stood on the north side of Lombard Street by 1766⁵⁷⁹. These may be associated with the tenters which are shown on Snape's map (1781) lying to the west of Stowe Pool, although they may also be associated with the tannery mentioned above (Plate 3)⁵⁸⁰. The industry focused in Sandford Street included a short-lived cotton factory established by Sir Robert Peel, although its precise location is not currently known⁵⁸¹.

⁵⁸² Ibid: 124
⁵⁸³ Ibid: 127
⁵⁸⁴ Ibid
⁵⁸⁵ Ibid
⁵⁸⁶ Greenslade 1990a: 28; Staffordshire HER: PRN 14129
⁵⁸⁷ Tringham 1990e: 128
⁵⁸⁸ Tringham 1990e: 124
⁵⁸⁹ Staffordshire HER: PRN 54280
⁵⁹⁰ Tringham 1990f: 23; Tringham 1990e: 124

⁵⁹³ Greenslade 1990d: 46
⁵⁹⁴ Snape 1781
⁵⁹⁵ Greenslade 1990d: 46
⁵⁹⁶ Staffordshire HER: PRN 54280 and PRN 07432
⁵⁹⁷ Staffordshire HER: PRN 07404
⁵⁹⁸ Anon 1832
⁵⁹⁹ Greenslade 1990d: 46

Metal working does not appear to have been a particularly important industry in the town during the 18th century; the probable exception being blacksmiths. By the 1830s nail and cutlery making was being carried out in Sandford Street⁵⁸². Larger metalworking manufacturers included a nut and bolt works on Frog Lane established by 1882, but this had ceased operating by 1890⁵⁸³. Iron foundries existed in Wade Street, Sandford Street and Beacon Street by the late 19th century⁵⁸⁴. Two foundries were opened in the late 19th century which survived into the 20th century; in Sandford Street in 1879 and to the west of Beacon Street in 1890⁵⁸⁵.

By the end of the 19th century there were five breweries in the town⁵⁸⁶; this included the City Brewery whose Grade II Listed Malthouse survives to the south west beyond the EUS project area. On the corner of Beacon Street and Wheel Lane lies a further former brewery, although it has since been converted to domestic use⁵⁸⁷.

Several coachmakers existed during the 18th and 19th centuries⁵⁸⁸. One existed on the corner of Bore Street/Bird Street by 1882 upon the site of or possibly within the buildings of the former Talbot Inn⁵⁸⁹. This industry could be seen as one of several luxury trades which had become established in the town by 1793. These trades included booksellers, a tea dealer, confectioner, dress makers, drapers, apothecaries and druggists⁵⁹⁰. Most of these trades were still present by the middle of the 19th century⁵⁹¹.

The Cathedral also continued to support the economy of the town with a stonemason's yard having opened in Quonians Lane in 1882; the building whilst earlier in date, may retain alterations by the mason and is Grade II Listed⁵⁹².

⁵⁹¹ Tringham 1990e: 124
⁵⁹² Ibid: 128; Staffordshire HER: PRN 05909

2.6.4 Communications

2.6.4.1 Roads

The importance of road transport in the 18th century to the economy of the town is attested in part by the number of inns which existed. There were three main coaching inns by the 1790s all lying on Bird Street, the route between London and the north west; the Swan and the George, both having medieval origins, and the Talbot⁵⁹³. However, there were another eleven inns existing in the town by 1781 with four on Sandford Street (the route to Walsall) alone⁵⁹⁴. By the 1830s there were five coaching inns the additional two being the King's Head also in Bird Street and the Old Crown in Bore Street⁵⁹⁵. Of these five inns the Talbot was demolished (possibly in the later 19th century (cf. 2.6.3.4) and the Old Crown was probably demolished in the late 20th century to make way for the Three Spires Shopping Centre. The Grade II Listed Swan no longer operates as an inn/public house although the extant building has at least 16th century origins with later alterations including a late 18th century front range (cf. 2.4.1.2 and Plate 19)⁵⁹⁶. The Grade II* George Hotel survives on the east side of Bird Street and the extant building is apparently late 18th century in date although there is documentary evidence to suggest it existed on this site by the late 15th century⁵⁹⁷. Overall there were at least twenty (including those already mentioned) inns and public houses within the town by the early 1830s⁵⁹⁸. However, the last coach from London to Chester via Lichfield apparently ran in 1838; instead a coach service was established to link the town to the railway station at Stafford⁵⁹⁹.

An archaeological investigation on the site of the Hartshorn Inn which lay just to the north of St John's Hospital on Snape's map (1781) revealed that it was replaced by new buildings in the 19th century, which included a timber

⁶⁰⁰ Staffordshire HER: PRN 03945
⁶⁰¹ Ibid.
⁶⁰² Tringham 1990f: 24
⁶⁰³ Greenslade 1990d: 45
⁶⁰⁴ Ibid.
⁶⁰⁵ Ibid.

⁶⁰⁶ Greenslade 1990a: 25
⁶⁰⁷ Staffordshire HER: PRN 02221; Greenslade 1990a: 25
⁶⁰⁸ Greenslade 1990a: 25
⁶⁰⁹ Ordnance Survey 1882. First edition 25" OS map; Ordnance Survey 1902. Second Edition 25" OS map.
⁶¹⁰ Staffordshire HER: PRN 07472; Rodwell 1989: 290
⁶¹¹ Rodwell 1989: 290; Tringham 1990a: 52
⁶¹² Rodwell 2003: 9

yard⁶⁰⁰. The only evidence interpreted as originating from the inn were the brick foundations and a number of reused sandstone blocks carved in a probable Jacobean style which were believed to have decorated its frontage⁶⁰¹.

There were several phases of road improvement during the period; the earliest was the establishment of the turnpike trusts which occurred from the early 18th century⁶⁰². In 1729 several of the roads leading into or through the town were turnpiked; the London to Chester road; the roads to Birmingham and Burton as well as part of the road to Walsall⁶⁰³. A tollhouse was established on the corner of Beacon Street and Wheel Lane and the bridge taking Bird Street over Minster Pool was widened to allow the free flow of coaches through the town⁶⁰⁴. All of the routes were dis-turnpiked in the 1870s⁶⁰⁵.



Plate 19: Former Swan Inn, Bird Street

An Act of Parliament (1832) was passed to allow for the construction of several new roads to ease traffic flow⁶⁰⁶. The new roads effectively straightened the routes to Burton (Trent Valley Road) and to Walsall (Queen Street); the latter in particular removed the need to negotiate the dog-leg in Sandford Street and by-pass what is now Christchurch Lane (cf. HUCAs 3, 18 and 31; also section 2.4.1.5).

1.1.1.1 Canals

The Lichfield branch of the Wyrley and Essington Canal was opened in 1797 and extended across the southern boundary of the EUS project area⁶⁰⁷.

1.1.1.2 Railways

Two railway lines, constructed during the 19th century, cross through the EUS project area. The earliest opened in 1849 and connected the town to Walsall to the south west⁶⁰⁸. The railway station on this line is extant and a goods shed may also survive (cf. HUCA 5). The second line running north from Sutton Coldfield, which forms the south western boundary of the EUS project area, was constructed between 1882 and 1902⁶⁰⁹.

2.6.5 Religion

2.6.5.1 Cathedral

Restoration work was carried out upon the Grade I Listed Cathedral for most of the period from the late 18th to the early 20th century under the auspices of five architects⁶¹⁰. The architect James Wyatt worked on the Cathedral between 1788 and 1793; his work being continued by his assistant Joseph Potter Senior of Lichfield⁶¹¹. An archaeological investigation of the nave in 2003 identified deep postholes for the scaffolding used by Wyatt during his restoration work circa 1790⁶¹².

⁶¹³ Tringham 1990a: 53
⁶¹⁴ Rodwell 2003: 1
⁶¹⁵ Ibid.
⁶¹⁶ Rodwell 1989: 290
⁶¹⁷ Rodwell 2003: 12

⁶¹⁸ Staffordshire HER: PRN 07492
⁶¹⁹ Staffordshire HER: PRN 07473
⁶²⁰ Staffordshire HER: PRN 07496
⁶²¹ Tringham 1990f: 22
⁶²² Ibid.
⁶²³ Staffordshire HER: PRN 07384
⁶²⁴ Uglow 2002
⁶²⁵ Tringham 1990a: 62
⁶²⁶ Staffordshire HER: PRN 07517; Tringham 1990f: 22; Greenslade 1990a: 25

Restoration work began in earnest again in the 1840s, initially by Sydney Smirke, but this was continued by Sir Gilbert Scott in the 1850s⁶¹³. Scott was also responsible for the removal of the Cathedral's floors to enable the insertion of under floor heating in 1860-61⁶¹⁴. It was during the course of this work that the earlier phases of the Cathedral were first observed⁶¹⁵. He was succeeded by his son John Oldrid Scott who worked on the Cathedral until 1908⁶¹⁶.



Plate 20: Darwin's House (Beacon Street frontage)

During archaeological work in 2003 a burial was observed which documentary sources confirmed was the Reverend George Taylor, private chaplain to King George III, who died in 1801⁶¹⁷.

2.6.5.2 The Close

The majority, if not all, of the buildings lying within The Close were altered to greater or lesser degrees during this period. Many were

extensively remodelled and refaced including the Grade II Listed 8 The Close which is believed to be 18th century in origin, but which was refaced in a gothic style circa 1860 (Plate 25)⁶¹⁸. The ten extant almshouses comprising the Grade II* Newton's College were built by the Cathedral architect Joseph Potter Senior between 1800 and 1803⁶¹⁹. The Grade II Listed 12 St Chad's School House was built in the 18th century, but was remodelled by Potter in the early 19th century; the top floor and a tower were added circa 1865⁶²⁰. The extensive re-modelling and building work being carried out within The Close during this period reflects the social aspirations of the occupants particularly from the late 18th century onwards when it became the focus for literary and scientific circles⁶²¹. In the late 18th century the two most famous occupants of The Close were physician Erasmus Darwin and the poet Anna Seward⁶²². The former moved into The Close in circa 1760 having bought a medieval timber framed property on its western side; this he had extended to the west to face out onto Beacon Street (Plate 20)⁶²³. The building hosted meetings by the scientific and philosophic group, the Lunar Society, which included members such as the Birmingham industrialist Matthew Boulton, the scientist Joseph Priestley and Josiah Wedgewood among others⁶²⁴.

Anna Seward lived with her father, Canon Thomas Seward, in the Grade I Listed former Bishop's Palace in the north east corner of The Close (cf. Plate 14)⁶²⁵. The bishops had abandoned the palace at some point in the 18th century in favour of the Bishop's Palace at Eccleshall, but they returned in the late 1860s following its enlargement by the addition of two flanking wings⁶²⁶.

2.6.5.3 Anglican Churches

The Grade II* St Mary's Church in the Market Place was rebuilt in the early 18th century, a

steeple was added in 1853 and it underwent a second substantial rebuilding between 1868 and 1870 by the architect James Fowler of Louth (plate 21)⁶²⁷. St Michael's Church, also Grade II*, was also substantially rebuilt during the mid 19th century, although the 14th century tower survives⁶²⁸. The Grade II* Listed St Chad's received some restoration and the addition of a porch and a lean-to during the mid 19th century⁶²⁹.

2.6.5.4 Other denominations

The Grade II Listed Roman Catholic Holy Cross Church was built in 1802-03 by the architect Joseph Potter, although it is unclear whether this was the father or the son⁶³⁰. The building work also included a presbytery⁶³¹.



Plate 21: St Mary's Church and market place

Three purpose-built non-conformist chapels built during the 19th century survive⁶³². The earliest extant is the Grade II Listed former Congregational Chapel which was constructed

in Wade Street in 1812⁶³³. A former Primitive Methodist Chapel, dating to 1848, survives in George Lane⁶³⁴. The extant Methodist Chapel was built in circa 1890 to replace an earlier chapel which had stood in Lombard Street⁶³⁵. It is built of red brick and has a contemporary community hall to the rear.

2.7 20th & 21st century

2.7.1 Settlement

2.7.1.1 Town

Whilst much of the medieval street pattern and historic buildings have survived within the core of the town rebuilding work has occurred during this period. The most significant rebuilding was carried out in the area of Stowe Street during the late 1960s and early 1970s⁶³⁶. A new housing estate was laid out and the alignment of Stowe Street was largely removed (Plate 5). Only two of the historic buildings which had lined the street survived the redevelopment; the Grade II* Cruck House and the Grade II 45 and 47 Stowe Street⁶³⁷. The former was the subject of an intensive building recording carried out in the late 1950s/early 1960s and was then restored to its medieval incarnation (Plate 30)⁶³⁸.

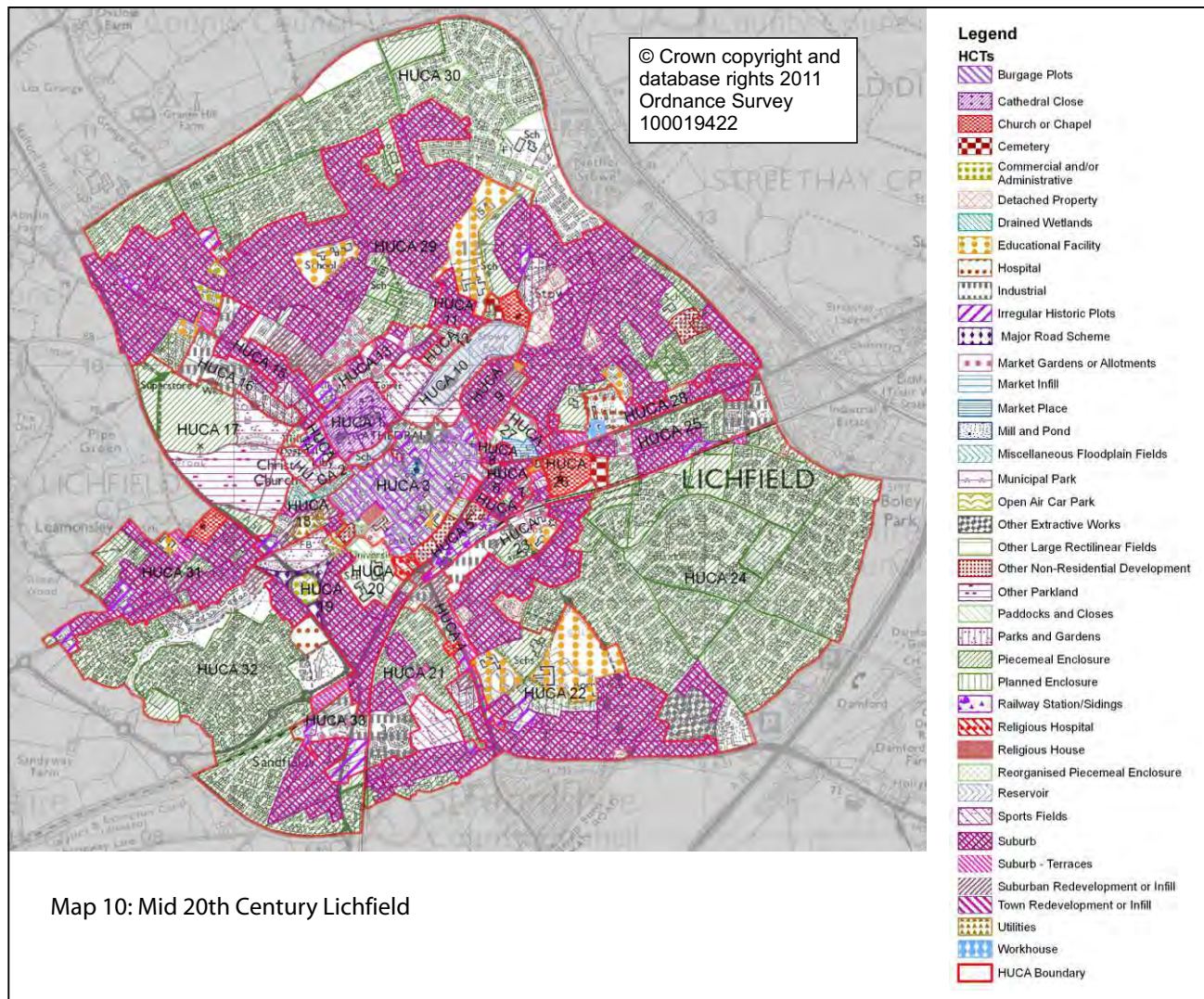
Friary Road was inserted into the townscape on the western side of the town in the late 1920s (cf. 2.7.5.2). Castle Dyke was a new road constructed circa 1970⁶³⁹. Other rebuilding work has included the re-development of the majority of the properties in Wade Street during the 1980s for residential purposes in the form of both houses and apartments.

Two purpose built shopping centres were constructed in the late 20th century; City Arcade lying between Bore Street and Market Street, and the Three Spires Shopping Centre lying along Baker's Lane (cf. HUCA 3 and partly in HUCA 5). The latter also includes the Garrick Theatre.

2.7.1.2 Suburbs

The mid to late 20th century has seen the greatest expansion of Lichfield's suburbs (cf. map 8, map 10 and map 11). However, earlier properties survive within the areas of later expansion including some which date to the early 19th century. In Ivanhoe Road several of the houses were built between 1905 and 1908 (HUCA 21)⁶⁴⁰. The council constructed housing during the 1920s under several Housing Acts⁶⁴¹. The earliest of these were Beacon Gardens off Beacon Street constructed circa 1925 (HUCA 15)⁶⁴². Other early 20th century houses were built along Beacon Street, on the corner of St Chad's Road/Gaia Lane, at Cherry Orchard and Levetts Fields (cf. HUCA 7, HUCA 11, HUCA 15 and HUCA 23). Houses constructed by the council in the 1930s included around Dimbles Hill, to the north, and the Dovehouse Fields estate to the south west (cf. HUCA 21 and HUCA 29; map 10)⁶⁴³.

Large housing estates were built in the 1950s and 1960s and another housing boom occurred from the late 1970s into the 1980s which produced the Boley Park estate lying in the south east of the EUS project area (HUCA 24)⁶⁴⁴. This was considered to be one of the largest private housing estates in Britain by circa 1990⁶⁴⁵.



Within the EUS area housing development during the early 21st century has concentrated upon brown-field sites such as that to the north of Shortbutts Lane south of the project area (HUCA 21). This was constructed upon the site of a mid 20th century industrial site. The largest area of 21st century housing lies to the north of Sandfields just beyond the EUS project area's south western boundary.

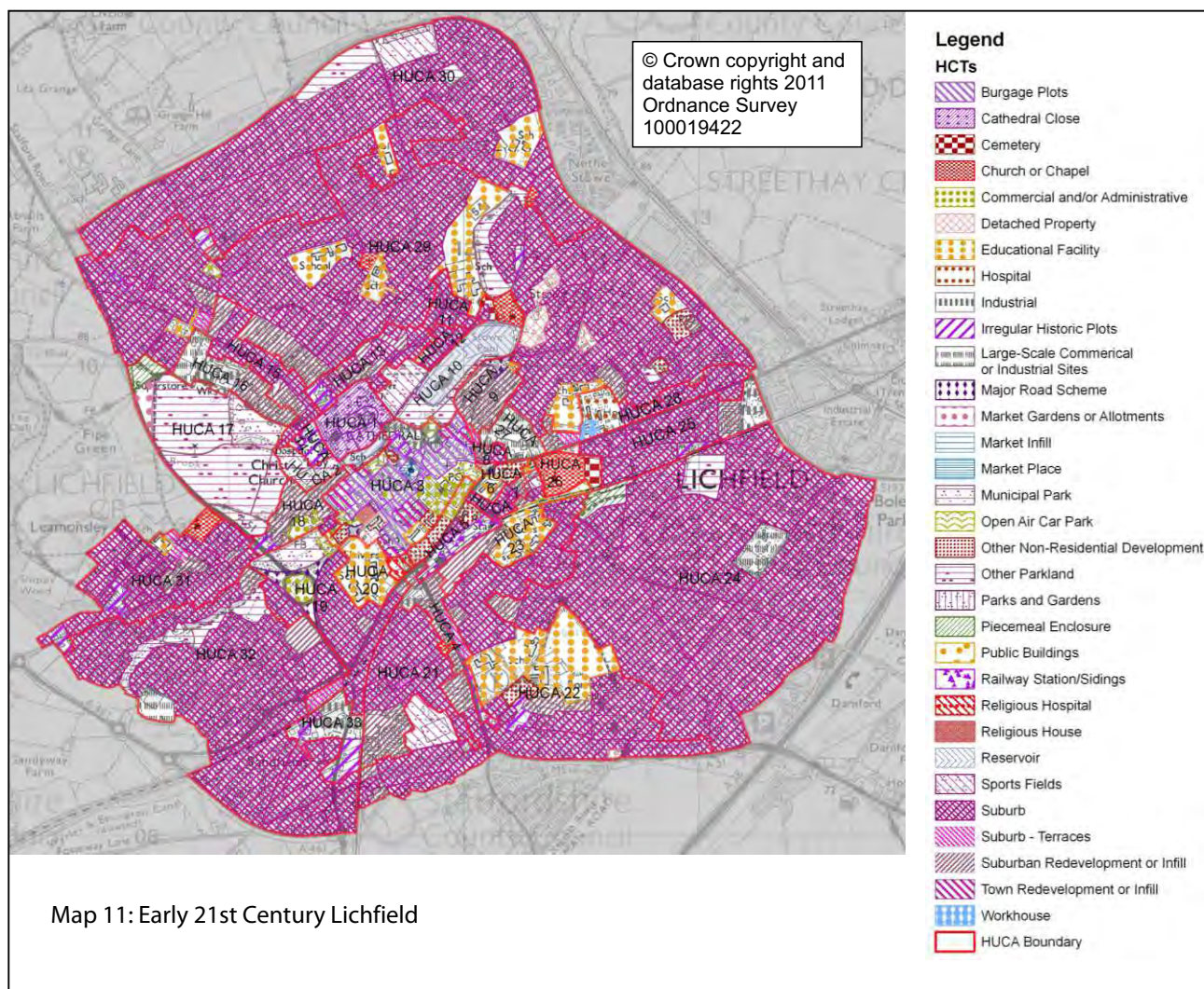
2.7.1.3 Open land and parks

Following the creation of Friary Road in the late 1920s the land to the north was created into gardens which depicted the outline of the walls of the friary exposed during archaeological investigation (cf. 2.4.4.9 and 2.7.5.2)⁶⁴⁶. Two further public open spaces were provided within the town as war memorial gardens on either side of Minster Pool in 1920 and 1955 (cf. Plate 22, HUCA 1 and HUCA 2)⁶⁴⁷.



Plate 22: Garden of Remembrance and War Memorial in foreground

Public open space and sports fields were provided as part of the suburban expansion during the 20th century including at the western end of Stowe Pool and at Boley Park north of Roman Way (HUCA 10 and HUCA 24). On the western side of the town Festival Gardens were laid out in the mid 20th century on either side of the Trunkfield Brook. Beacon Park Golf Course was established during the late 20th century.



The historic and cultural importance of the public open space around Minster Pool and Stowe Pool, along with Museum Gardens, Beacon Park and The Close, was recognised by their designation as a Grade II Registered Park and Garden⁶⁴⁸.

2.7.2 Economy

2.7.2.1 Markets & Fairs

Markets have continued to be held during the 20th century; by the late 1980s there were two market days; Friday and Saturday. By the early 21st century a third day was added on Tuesday, and reflecting a national trend of buying local produce a farmers market is held on the first Thursday of every month (except in January)⁶⁵⁰.

During the early 20th century the Corn Exchange was still in use, but this had ceased to operate by at least the late 20th century when shops were opened in the ground floor⁶⁵¹.

An annual fair is still held within the town on Shrove Tuesday which commences with a civil procession to the Market Square where the town crier declares the fair open⁶⁵².

The cattle market in Church Street was demolished in the late 20th century and the site formed part of a supermarket and its car park in the early 21st century.

2.7.2.2 Mills

The watermill which stood at the east end of Minster Pool, the City Flour Mill, closed in 1962 and was demolished five years later⁶⁵³.

2.7.2.3 Industry

By the early 21st century, industrial sites were largely concentrated beyond the eastern boundary of the EUS project area. One small industrial site does lie within the project area to the west of Cappers Lane in HUCA 25. The only other site is a mid 20th century industrial estate lying to the west of Beacon Street within HUCA 16). Whilst there was an increase in light industry during the 20th century by the 1980s many industrial sites were being redeveloped for either housing or retail. The large supermarket lying to the north of the Beacon Street industrial estate within HUCA 16 lies on the site of a foundry which had been established in 1890 (cf. 2.6.3.4).

2.7.2.4 Agriculture

Market gardening continued to be important to the economy of Lichfield and land within St Michael's parish was being used as market gardens in 1984⁶⁵⁴. However, by the early 21st century no land within the EUS project area remained in agricultural use.

The Pipe Green Trust survives principally as a conservation body managing the meadow at Pipe Green⁶⁵⁵. The lead water pipe from the Maple Hayes to the Cathedral Close crosses Pipe Green and its conservation forms part of a Higher Level Stewardship agreement between DEFRA and the Trust⁶⁵⁶.

2.7.3 Administration, Education & Welfare

2.7.3.1 Administration and justice

A number of administrative changes have occurred in the late 20th century the earliest in 1968 when six wards were created and then following the Local Government Act (1972) when it was incorporated into the newly created Lichfield District Council⁶⁵⁷. The most recent change occurred in 1980 when Lichfield parish was formed and the town was granted city status⁶⁵⁸.

2.7.3.2 Welfare

The Victoria nursing home on Sandford Street was renamed twice finally being known as the Victoria Hospital just prior to its relocation to a site on Friary Road in 1933, beyond the EUS project area⁶⁵⁹. The hospital was demolished in the early 21st century.

An infirmary had been added to the rear of the workhouse by circa 1902⁶⁶⁰. The workhouse on Trent Valley Road became St Michael's hospital in 1940⁶⁶¹. Two ranges of the original building survive and are Grade II Listed⁶⁶². The late 19th/early 20th century infirmary building was demolished as part of a programme of works to expand the hospital in the early 21st century the complex being known as the Samuel Johnson Community Hospital.

2.7.3.3 Education

The 19th century school buildings of the former St Michael's Church of England school and the St Chad's Endowed School survive, but both had been closed as schools by the early 1970s⁶⁶³. The former St Mary's School on Pool Walk also survives and is a Grade II Listed building (cf. 2.6.2.3)⁶⁶⁴.

The remaining 19th century schools were also re-located to the developing suburbs throughout the 20th century and all of the sites have been re-developed⁶⁶⁵. There are

⁶⁶⁶ Currie 1979: 161
⁶⁶⁷ Ibid
⁶⁶⁸ Johnson 1990b: 178
⁶⁶⁹ Greenslade 1990e: 98
⁶⁷⁰ Ibid: 101
⁶⁷¹ Tringham 1990g: 166
⁶⁷² Ibid
⁶⁷³ Staffordshire HER: PRN 53802; Tringham 1990g: 166-7
⁶⁷⁴ Tringham 1990g: 168

⁶⁷⁵ Lichfield Cathedral 'Cathedral Treasures'. Viewed 21/02/2011
⁶⁷⁹ Staffordshire HER: PRN 07600
⁶⁸⁰ Staffordshire County Council 1991: 20-21
⁶⁸¹ Tringham 1990h: 157-8; Staffordshire HER: PRN 53806 and PRN 05995
⁶⁸² Staffordshire HER: PRN 53844
⁶⁸³ Staffordshire HER: PRN 54282; Tringham 1990h: 158
⁶⁸⁴ Greenslade 1990f: 156

nine primary schools, two secondary schools and two community schools lying within the EUS project area.

The grammar school on St John's Street (cf. 2.4.5.3, 2.5.5.1 and 2.6.2.3) moved to a new site near Borrowcop Hill in HUCA 29 in 1903⁶⁶⁶. The school was amalgamated with an adjacent school, Kings Hill secondary modern, in 1971 to form one of the two extant secondary schools, King Edward VI School⁶⁶⁷.

The extant Grade II Listed friary building in HUCA 3 was converted to a school, known as Friary School, in 1921 until it closed in 1987⁶⁶⁸.

2.7.3.4 Public Services and entertainment

Minster Pool and Stowe Pool ceased to be reservoirs in 1970 when their management was passed to the local authority⁶⁶⁹. The gas works in Queen Street closed in 1956 and the site has since been redeveloped⁶⁷⁰.

St James' Hall in Bore Street was operating as a cinema from 1912 until 1949 when it became the David Garrick theatre, after the famous 18th century Lichfield-born actor⁶⁷¹. It was converted back to a cinema in 1959, but by 2010 the site was a shop⁶⁷². The extant Garrick theatre on Castle Dyke was built in the late 20th century.

A purpose-built cinema dating to the 1930s survives on Lombard Street, although it closed as a cinema in 1974⁶⁷³.

Half of the former Friary School was converted into a library and record office in 1989⁶⁷⁴. The remainder of the building was used as a college until the early 21st century⁶⁷⁵. A heritage centre was opened within St Mary's Church in the Market Place in 1981⁶⁷⁶. The Samuel Johnson Birthplace Museum opened in 1901 and Darwin House opened as a museum in 1999 dedicated to the life of Erasmus Darwin⁶⁷⁷.

⁶⁷⁵ Johnson 1990b: 178

⁶⁷⁶ Tringham 1990g: 169

⁶⁷⁷ Ibid; Lichfield District Council 'Darwin House'. Viewed 21/02/2011.

2.7.4 Religion

2.7.4.1 Cathedral

Work within the Cathedral during the 20th and early 21st century has led to the discovery of parts of the earliest buildings on the site and the Lichfield 'Angel' (cf. 2.3.4 and 2.4.4.1). This fine early medieval sculpture is displayed within the Chapter House alongside the St Chad's Gospels⁶⁷⁸.

2.7.4.2 Anglican Church

The Grade II* St Mary's Church in the Market Place was converted to a day and heritage centre between 1979 and 1981⁶⁷⁹.

2.7.4.3 Friary

The friary site was excavated in the 1930s and then laid down to grass with the plan of the buildings excavated laid out in crazy paving. However, evaluations in the 1980s suggested that the plan is likely to be an inaccurate reflection of what actually survives below ground⁶⁸⁰.

2.7.4.4 Other denominations

Two of the non-conformist chapels established in the 19th century are still in use: the Methodist Chapel on Tamworth Street and the Grade II Listed chapel in Wade Street which is a United Reform Church⁶⁸¹. A church hall was constructed on Frog Lane to serve the community of the latter in the early 20th century⁶⁸². The former Methodist Chapel in George Lane was converted to a community hall in 1958⁶⁸³.

Two churches were constructed as part of the suburban development of the mid to late 20th century. Saint Peter and Paul Roman Catholic Church was opened in 1967 in HUCA 29⁶⁸⁴. The Emmanuel Christian Centre in HUCA 30 dates to the late 20th century.

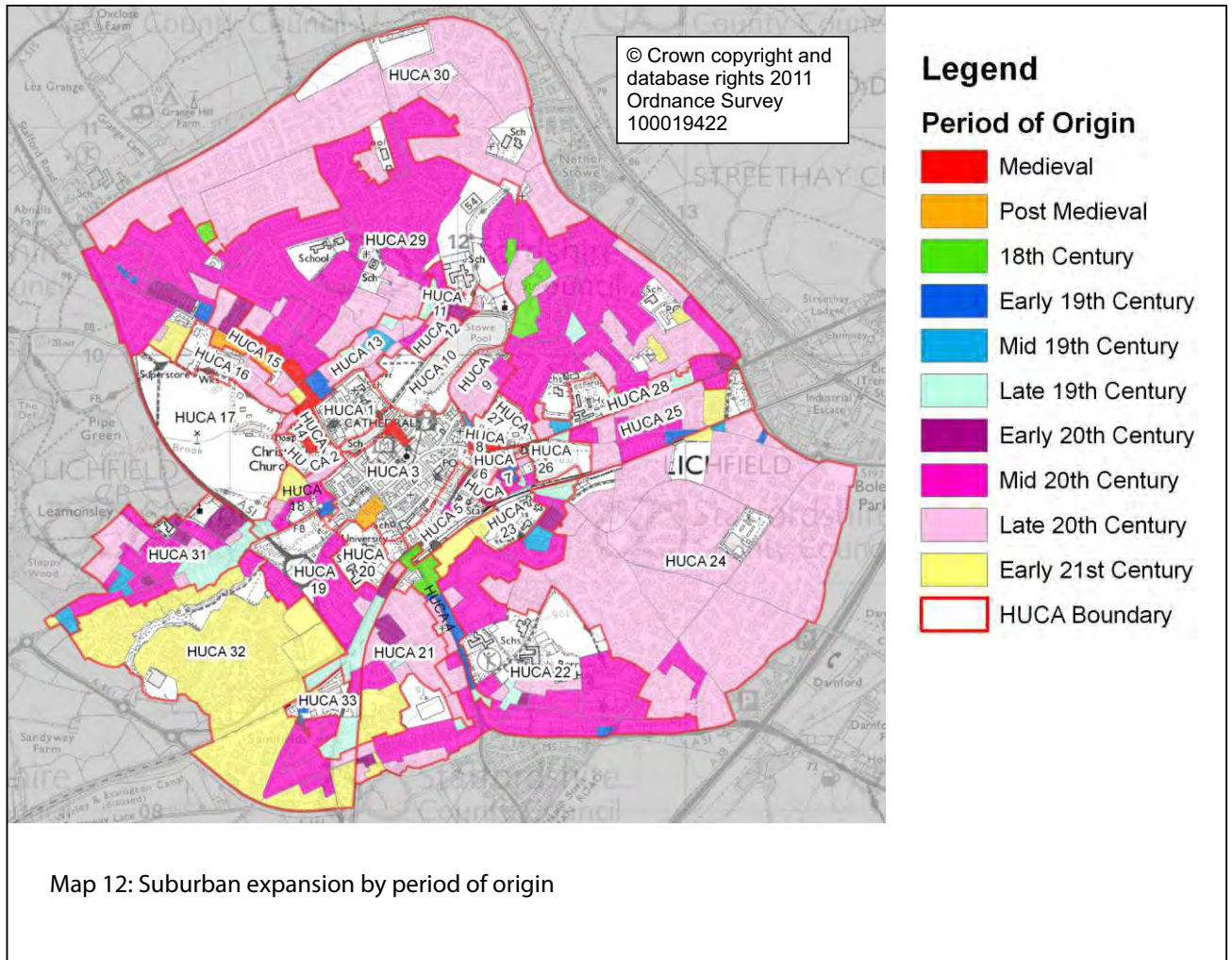
2.7.5 Communications

2.7.5.1 Canals

The Lichfield Branch Canal was closed to traffic following an Act of Parliament in 1954 and was then backfilled⁶⁸⁵. The line of Sanders Way was constructed upon the same alignment as the canal and an archaeological watching brief carried out upon a service trench along this road identified part of the canal's revetment⁶⁸⁶.

2.7.5.2 Roads

Several new roads were constructed during the period to facilitate road traffic. The earliest was 'The Friary' which was opened in 1928⁶⁸⁷. The Western By-Pass which forms the western boundary of the EUS project area was opened in 1960. Eastern Avenue, forming the northern and eastern boundary, was constructed in the early 1970s⁶⁸⁸.



Part Two: Characterisation and Assessment

Section Summary

- ◆ The areas with the greatest historic and archaeological interest are those that are associated with areas of early medieval and medieval settlement. Of particular importance due to the known archaeological potential and the numbers of nationally important designated sites (Listed buildings and Scheduled Monuments) are the Cathedral Close (**HUCA 1**) and the area of the mid 12th century planned town (**HUCA 3** and **HUCA 14**). Evidence for prehistoric and early medieval activity has been discovered within these two areas. The high significance of the heritage assets extends beyond this core to include the historic and aesthetic importance of Minster Pool (**HUCA 2**) and Stowe Pool (**HUCA 10**). In all five HUCAs there is a high potential for archaeological deposits to survive relating to earlier settlement activity.
- ◆ Early suburban development, beyond the town boundary, is also attested at Lichfield where further important historic buildings survive. The Grade I St John's Hospital is legible evidence of medieval suburban development along the road towards the south east (**HUCA 4**). Suburban development occurred to the north of the town along the road to Stafford and Chester by the 13th century and many historic buildings survive along its alignment although the majority appear to be of 18th and 19th century date (**HUCA 15**). Medieval and post medieval suburban development is attested to along Greenhill and George Street (**HUCA 8**). Medieval timber framing survives within at least one, possibly two, properties on Greenhill.
- ◆ Three historic buildings survive along the alignment of Stowe Street including the Grade II* Cruck House which was restored to its medieval form in the late 20th century (**HUCA 9**). The extant character of the HUCA is dominated by a late 20th century estate, but this may have been the site of Early medieval settlement. It certainly formed an important suburb during the medieval period.
- ◆ Two important medieval churches lie beyond the historic core, St Chad's (**HUCA 10**) and St Michael's (**HUCA 26**) both of which are Grade II* Listed. Both churches are believed to have originated in the Early medieval period and both retain medieval architecture within their fabric. St Chad's overlooks Stowe Pool with views back towards the Cathedral. It is associated with St Chad and may have formed part of the medieval pilgrimage circuit. A probable 7th century Grade II Listed well survives within the churchyard. St Michael's stands on Greenhill within a large churchyard containing many mature trees. Archaeological work found evidence for Mesolithic activity, as well as a Roman pottery and a possible Early medieval burial.
- ◆ The Lichfield Conservation Area (016) covers the historic core of Lichfield and parts of it also lie within **HUCA 19**, **HUCA 20** and **HUCA 29**. The Grade II Registered Park and Garden, Cathedral Close and Linear Park covers **HUCA 1**, **HUCA 2**, **HUCA 10** and **HUCA 17**.
- ◆ Within several HUCAs historic street patterns and lines of communication make a considerable contribution to the townscape. The mid 12th century street pattern within the historic core survives particularly well (**HUCA 3**). Burton Old Road and Gaia Lane both retain their original character as narrow lanes (**HUCA 25**, **HUCA 11** and **HUCA 13**); whilst Sandford Street retains its original

circuitous route (**HUCA 18**). An Act of Parliament was passed in 1832 to improve the road system which in particular resulted in the creation of Trent Valley Road (**HUCA 25** and **HUCA 28**) and Queens Road (**HUCA 18**); both of which are remarkable for the straightness of their alignment. An earlier straight road has been fossilised within the townscape to the south of the project area; Ryknild Street Roman Road (**HUCA 24**). **HUCA 5** is dominated by the mid 19th century railway line with its Grade II Listed bridge and the surviving late 19th century and a former good shed.

- ◆ There are four HUCAs where the historic character is either dominated by 19th and early 20th century suburban development or where it makes a significant contribution. Mid to late 19th century housing dominates the northern side of **HUCA 28**; this is enhanced by the survival of two ranges of the mid 19th century workhouse. In **HUCA 7** the majority of the housing dates to the early 20th century, but three sets of terrace houses, dating to circa 1830, have been identified as being of national significance (Grade II Listed). Late 19th and early 20th century red brick houses dominate the character of the eastern end of Gaia Lane (**HUCA 11**) and whilst there has been late 20th century infilling along the eastern section there are still considerable numbers of 19th century properties surviving (**HUCA 13**). The 19th century character of **HUCA 13** is defined by smaller cottages at its western end and large detached villas further east. **HUCA 31** includes cottages and houses of probable 19th century date as well as the Grade II listed Christ Church, but the majority of houses date to the late 19th century onwards. Development within **HUCA 33** also dates to the 19th century and includes both residential and industrial buildings.
- ◆ Mid to late 20th century development and road improvements have been made in the townscape adjacent to the historic core. In these HUCAs, generally lying on the southern side of the town centre, the heritage significance and values tend to relate to the potential for surviving below ground archaeological deposits relating to earlier settlement activity. To the south east **HUCA 27** is defined by a late 20th century supermarket and its associated car park whilst **HUCA 6** is dominated by late 20th century office development, apartment blocks and a large road junction. **HUCA 6** in particular lies in an area of former medieval suburban development possibly associated with an earlier market place. **HUCA 20**, lying to the south west, is the location of the late 20th century Staffordshire University development and a school. Potential archaeological deposits relating to the medieval town ditch survive in this area. To the north of Lichfield, **HUCA 16**, is dominated by late 20th century residential and commercial development partly upon the site of the back plots of medieval properties and a 19th century forge.
- ◆ **HUCA 23** is dominated by buildings of a variety of periods and forms including two primary schools, one built in the mid 20th century and the other in the late 20th century. The houses principally date to the mid and late 20th century, although a row of late 19th century houses survive on Rotten Row.
- ◆ A high potential for archaeological remains can also be found, away from the historic core, in **HUCA 8**, **HUCA 13**, **HUCA 15** and **HUCA 26**.
- ◆ The majority of the suburban development around Lichfield dates to the mid to late 20th century. However, in all but one of these areas heritage assets survive within

the townscape which contributes to the sense of place across the townscape. Whilst the late 20th century suburb of Boley Park covers the majority of **HUCA 24** a number of historic properties survive on its northern boundary. There are late 19th and early 20th century properties in **HUCA 19, HUCA 21, HUCA 22** and **HUCA 29**. One possible 18th century property, The Parchments, survives in **HUCA 12**. The site is associated with Michael Johnson's late 17th century parchment works.

- ◆ **HUCA 30** represents late 20th century suburban development to the north of Lichfield and currently there are no known significant heritage assets. This expansion extended over an agricultural landscape which had largely originated as open fields belonging to the town by at least the medieval period. This landscape was incrementally enclosed in the 17th and 18th centuries. **HUCA 32** represents early 21st century development to the south of Leamonsley. There are currently no known legible heritage assets, but there remains the potential for archaeological deposits to survive associated with the site of Trunkfield Mill and the line of the medieval Conduit.



3. Statement of Historic Urban Character

The HCTs used within the Extensive Urban Survey have been chosen to reflect the townscape character and consequently have differed from those chosen for the broader Historic Landscape Character (HLC). A list of the HCTs used within the EUS forms Appendix 2.

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

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

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

Table 1: Periods

3.1 Statement of Historic Urban Character (HUC)

The Historic Urban Character Areas have been defined using the HCT's to identify areas of similar origin, development and character. Thirty HUCAs have identified for Lichfield.

Each of the statements of HUC is not static and may need to be enhanced or adapted as new information which alters our understanding and perception of each area becomes available⁶⁸⁹.

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

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3.1.1 Heritage values

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

⁶⁸⁹ In line with English Heritage 2008: paragraph 38

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

Table 2: Heritage values

3.1.2 Assessment of value

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

The definition of heritage assets incorporates buildings, monuments (above and below ground archaeology), place, areas, landscapes and townscapes⁶⁹⁰.

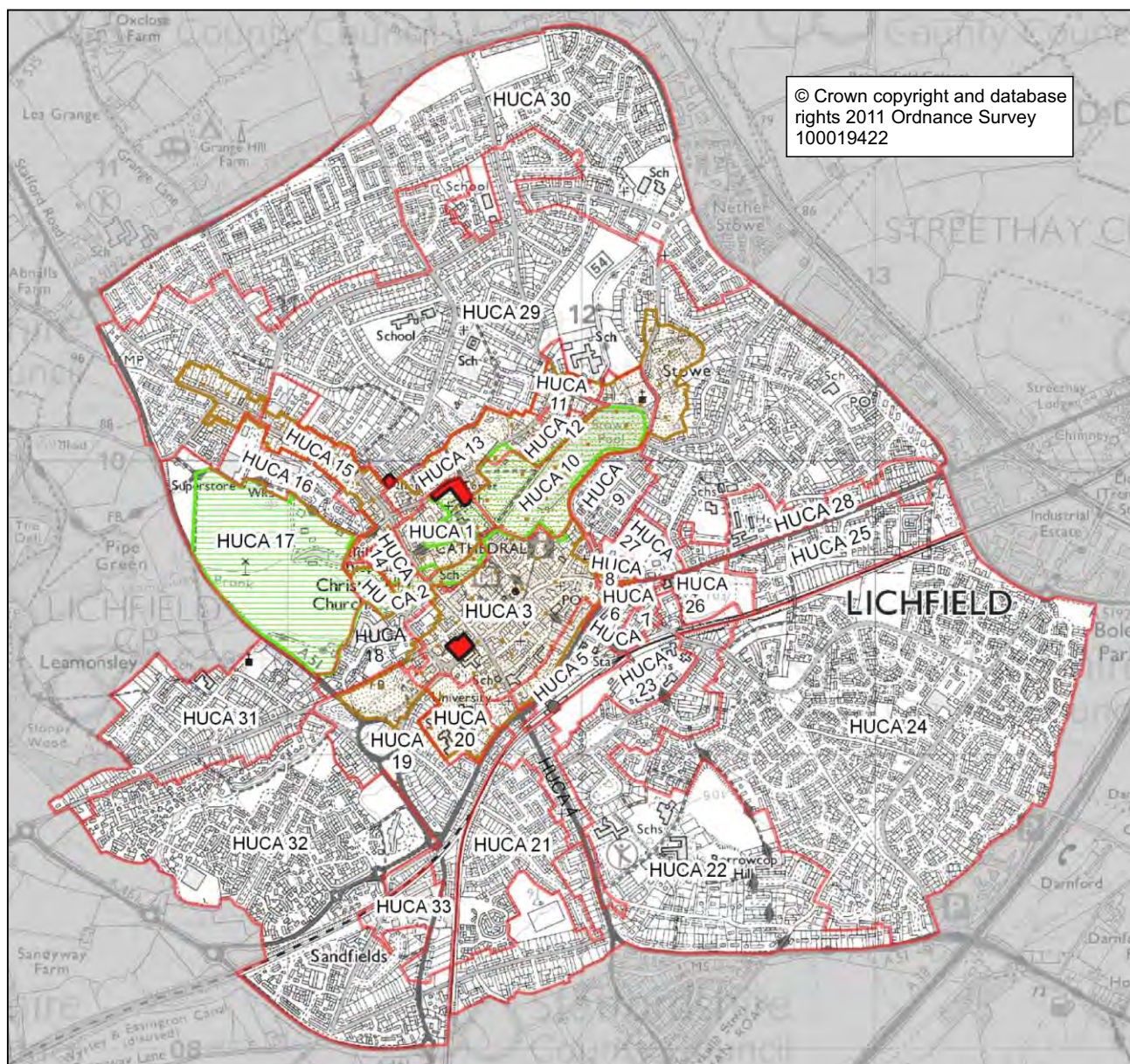
<p>Evidential value (see * below for regarding archaeological potential)</p>	<p>High</p>	<p>There is a high potential for the heritage assets with the HUCA to contribute to an understanding of the history of the town. Archaeological sites are likely to survive (both below ground and above ground fossilised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

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

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

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

4. Assessment of Historic Urban Character Areas (HUCA)

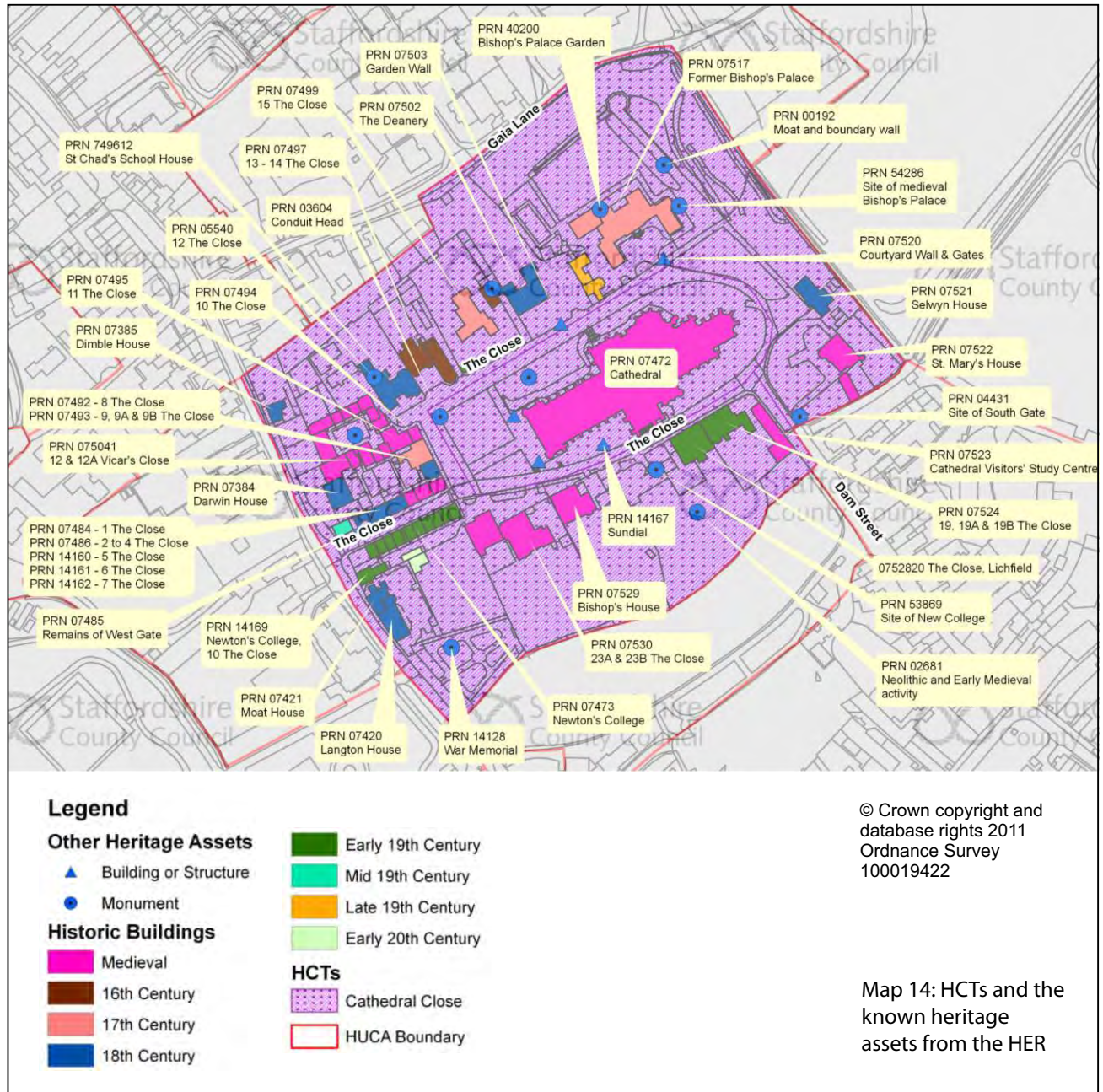


Legend

-  Conservation Areas
-  Scheduled Monuments
-  Registered Parks & Gardens
-  HUCA Boundary

Map 13: HUCAs and Designations (excluding Listed Buildings)

4.1 HUCA 1: Cathedral Close



4.1.1 Statement of heritage significance

The HUCA lies within the Lichfield Conservation Area (016) and there are 44 Listed Buildings and Structures; three are Grade I and eleven Grade II*⁶⁹¹. The Garden of Remembrance in the south east corner; the former Bishop's Palace and Garden to the north east as well as the Cathedral also lie within the 'Cathedral Close and Linear Park' Grade I Registered Park and Garden (cf. Map 13)⁶⁹². The north east corner tower of The Close and the ditch are scheduled⁶⁹³.

The Grade I Listed Cathedral forms the focus of the HUCA and dominates the skyline of the wider townscape (cf. Plate 7 and Plate 23)⁶⁹⁴. According to documentary sources a cathedral has existed within Lichfield since the mid 7th century and archaeological evidence from within the extant building has confirmed that one or more ecclesiastical buildings existed on this site by that date (cf. 2.3.4). Archaeological interventions in the area to the south of the HUCA have revealed evidence for Neolithic settlement and there is also circumstantial evidence to suggest activity in the vicinity of the HUCA during the Roman period (cf. 2.1 and 2.2.2).



Plate 23: View of Cathedral from St Michael's Churchyard, Greenhill

Artefacts and structural evidence recovered during archaeological works, particularly those carried out in the late 20th and early 21st century have contributed significantly to our understanding of the development of the Cathedral from the early medieval period onwards. One of the most significant finds was the 'Lichfield Angel'; this has been dated to the late 8th/early 9th century and is probably contemporary with the 'Lichfield Gospels'; both are on public display within the Chapter House of the Cathedral (cf. 2.3.4). The Cathedral has been a focus for burial since at least the mid 7th century onwards. The burials found during archaeological excavations have included medieval priests and King George III's former chaplain who died in 1801 (cf. 2.4.4.1 and 2.6.5.1).

The importance of the Cathedral to the spiritual well-being of the populace and its role in the economic prosperity of the town was enhanced during the early medieval and medieval period

⁶⁹⁵ Lavatorium: A wash room. (Scope note reproduced from the Thesaurus of Monument Types by kind permission of English Heritage © 2011 English Heritage)

⁶⁹⁶ Staffordshire HER: PRN 00192; English Heritage SM No. 198; National Heritage List for England: List Entry No. 1006089

⁶⁹⁷ Staffordshire HER: PRN 07485

⁶⁹⁸ Staffordshire HER: PRN 07522

⁶⁹⁹ Staffordshire HER: PRN 07517

⁷⁰⁰ Staffordshire HER: PRN 07522, PRN 07384, PRN 07504 and PRN 07494; Dendrochronological dating: Tree ring dating

⁷⁰¹ Tringham 1990f: 22-23

⁷⁰² Staffordshire HER: PRN 07384

⁷⁰³ Erasmus Darwin Foundation viewed 23/02/2011 <http://www.erasmusdarwin.org/>.

through its focus as a pilgrimage destination for St Chad's shrine (cf. 2.3.4; 2.4.4.1 and 2.4.4.3). The shrine, which was established in the late 7th/early 8th century, is believed to have been found during archaeological work carried out in the nave during 2003 (2.3.4 and 2.4.4.3).

Archaeological interventions carried out within The Close have discovered further evidence for early medieval activity to the south of the HUCA as well as a building interpreted as a 15th century *lavatorium* belonging to a property known as 'New College' (cf. 2.3.2 and 2.4.4.4)⁶⁹⁵.



Plate 24: Moat and boundary wall

The best preserved sections of the medieval moat and stone boundary wall are located to the north east of The Close (cf. 2.4.4.4; Plate 24 and Map 14). This includes the north eastern tower and boundary wall which are Grade II* Listed and these structures along with the adjacent portion of the moat are also designated as a Scheduled Monument (cf. Map 13). The Grade II Listed northern stone wall of the former West Gate survives in the entrance to The Close from Bird Street⁶⁹⁷.

Map 14 reveals that, besides the Cathedral, there are at least five buildings which are known to retain medieval fabric within their structures. These include the Grade II* St

Mary's House the earliest phases of which are believed to date to the 13th century⁶⁹⁸. Many of the buildings within The Close, including parts of the Cathedral, were destroyed when troops were stationed there during the Civil War. A period of rebuilding was carried out in the late 17th century which included the Grade I Listed former Bishop's Palace; converted to the Cathedral School in 1954 (cf. 2.5.3.1 and 2.5.3.2)⁶⁹⁹.

Many of the buildings have an 18th or 19th century appearance (cf. 4.1.2), but there is the potential for earlier fabric to survive within these structures. Consequently archaeological or architectural surveys of these buildings would contribute to an understanding of the development of the buildings as well as their changing functions and status. Archaeological building recording has been carried out on St Mary's House and Darwin House; four properties (1, 3 and 8 Vicars' Close and 10 The Close) have been the subject of dendrochronological dating (2.4.4.4)⁷⁰⁰.

In the 18th century The Close became the meeting place of both literary and scientific circles; the period of Enlightenment. The poet, Anna Seward, was the daughter of a canon resident in the former Bishop's Palace. Seward was known as the 'Swan of Lichfield' in honour of her poetry and her fame attracted visitors to The Close including Sir Walter Scott and the poet Robert Southey⁷⁰¹. She was also instrumental in the landscaping around Stowe Pool, liaising with Humphrey Repton, to enhance the views between Stowe and the Cathedral (cf. 2.6.1.3). The Grade I Listed Darwin House was built for Erasmus Darwin, the physician, scientist and philosopher⁷⁰². He was a member of the Lunar Society and occasionally hosted their meetings (cf. 2.6.5.2). A museum dedicated to the life and works of Erasmus Darwin was established in the property by the Erasmus Darwin Foundation in 1999⁷⁰³.

⁷⁰⁴ Staffordshire HER: PRN 20759 and PRN 14128
⁷⁰⁵ Staffordshire HER: PRN 07521
⁷⁰⁶ Staffordshire HER: PRN 07522
⁷⁰⁷ Staffordshire HER: PRN 07499 and PRN 07517
⁷⁰⁸ Staffordshire HER: PRN 07517 and PRN 07503
⁷⁰⁹ Staffordshire HER: PRN 07517
⁷¹⁰ Staffordshire HER: PRN 07520 and PRN 00192; English Heritage SM no. 198; National Heritage List for England: List Entry No. 1006089

⁷¹¹ Staffordshire HER: PRN 07524 and PRN 07528
⁷¹² Staffordshire HER: PRN 07492
⁷¹³ Staffordshire HER: PRN 14162 and PRN 07494
⁷¹⁴ Staffordshire HER: PRN 14160 and PRN 14161
⁷¹⁵ Staffordshire HER: PRN 07473
⁷¹⁶ Staffordshire HER: PRN 07504

Many of the buildings of The Close have been converted to apartments or offices. Other buildings have been converted for the benefit of visitors' to the site and includes a Cathedral visitors' study centre opened in 1986, a tea room and the Cathedral Shop.

A Memorial Garden, including a Grade II Listed War Memorial, was established in the south western corner of The Close in 1920 (Plate 22)⁷⁰⁴.

4.1.2 Built character

The Cathedral is largely constructed of sandstone and limestone blocks from various phases of work the earliest dating to the 13th century. Restoration works in the 18th and the 19th century were carried out under eminent architects such as James Wyatt and Sir Gilbert Scott (cf. 2.6.5.1). In the late 18th and early 19th century the works were supervised by the Lichfield architect Joseph Potter Senior.

The Cathedral is surrounded on three sides by buildings; the western end is more open with only one property, the Grade II Listed Selwyn House, being visible from the road⁷⁰⁵. The Grade II* St Mary's House lies back from the road behind mature trees⁷⁰⁶.

The majority of the buildings within The Close were built as canon's residencies. To the north of the Cathedral they are generally large red brick detached properties two of which are set back off the road⁷⁰⁷. The Grade I Listed Deanery lies behind a Grade II Listed high red brick wall⁷⁰⁸. The mature trees lining this section of road are also particularly characteristic of the northern portion of The Close. The Grade I former Bishop's Palace occupies the largest plot within The Close and is a large 17th century detached stone built property⁷⁰⁹. It is enclosed by a Grade II Listed contemporary stone wall to the south and by the Grade II* and Scheduled medieval Close boundary wall and moat to the north⁷¹⁰.

In contrast the buildings lining the southern portion of The Close lie closer to the Cathedral and form a terrace of two and three storeys, whilst also being dominated by red brick. Only two of these buildings are Grade II Listed; a further two were redeveloped in the late 20th century⁷¹¹.



Plate 25: From left to right: 7, 8, 9 and 10 The Close (facing the Cathedral's western entrance).

Along the western end of The Close including the entrance road down to Bird Street the properties form terraces exhibiting distinct architectural forms executed in a variety of materials; including 8 The Close whose distinctive brick façade dates to circa 1860 (Plate 25)⁷¹². It is in this area where the majority of timber framed buildings survive including numbers 7 and 10⁷¹³. Several of these buildings also retain earlier fabric behind later, mostly red brick, facades as is the case at 5 and 6 The Close⁷¹⁴. The southern entrance to The Close is lined by early 19th century almshouses whose façade is of dressed stone⁷¹⁵.

The majority of the visible timber framed properties, mostly dating to the 15th century, are to be found within the interior of the two courtyards which in the medieval period comprised the Vicars Choral lodgings (Plate 8)⁷¹⁶. A herb garden has been established within the smaller of the two courtyards.

⁷¹⁷ Staffordshire HER: PRN 07384, PRN 07385, PRN 07421 and PRN 07420

⁷¹⁸ Erasmus Darwin Foundation viewed on 23/02/2011

<http://www.erasmusdarwin.org/>

⁷¹⁹ Staffordshire HER: PRN 14165, PRN 14166 and PRN 03604

⁷²⁰ Staffordshire HER: PRN 14167

During the 18th century four properties, including Darwin House, were built along Bird Street within the moat which surrounded The Close⁷¹⁷. Darwin House is set back off the road behind a brick wall, while the remaining three brick built properties stand on the street; two to the south of the entrance to The Close and one to the north of Darwin House⁷¹⁸.

Other structures within The Close which contribute to the built character include the two Grade II Listed lampposts at the western end of the Cathedral and the Grade II Listed 18th century stone Conduit Head which is believed to stand upon the site of its medieval precursor⁷¹⁹. The Grade II Listed sundial which stands to the south of the Cathedral is believed to date to either the 17th or 18th century⁷²⁰.

4.1.3 Heritage Values

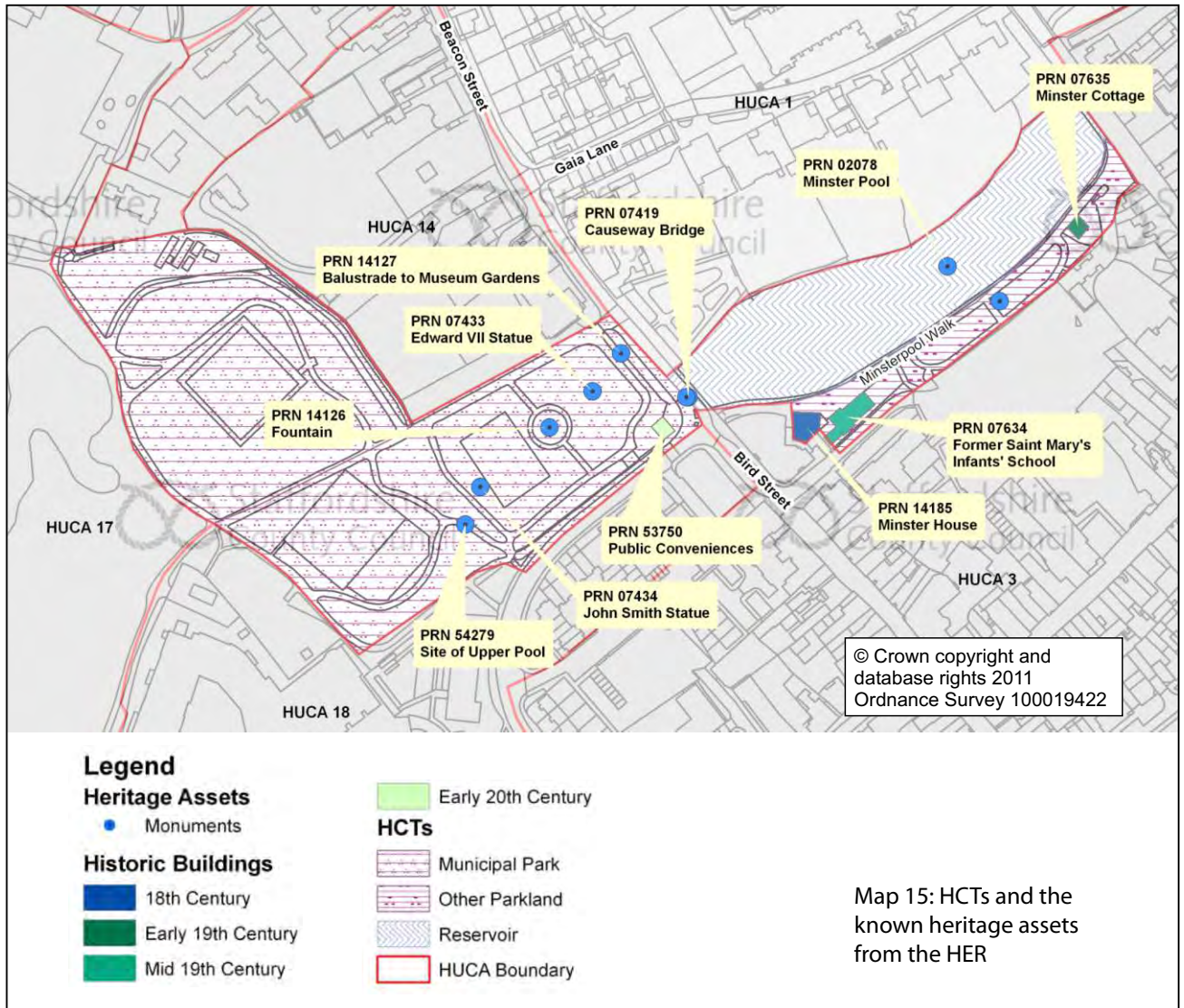
<p>Evidential value: Previous archaeological and historic building recording works carried out within the HUCA have proven the extent to which the heritage assets can contribute to an understanding of the history of The Close. The potential for new sites dating from the Early medieval period onwards, when the Cathedral was established, is particularly high. There is also the potential for earlier archaeological deposits to survive from the Prehistoric and Roman periods. The extant buildings retain the potential to further inform the development of The Close as it appears in the present townscape.</p>	<p>High</p>
<p>Historical value: The heritage assets dominate the HUCA as is acknowledged by the number of nationally important Listed Buildings to be found which includes three that are Grade I and eleven which are Grade II*. There are also strong associations with historic events such as the life of St Chad and the Civil War. Famous historic personages lived within The Close the most significant include Erasmus Darwin and Anna Seward.</p>	<p>High</p>
<p>Aesthetic value: The historic integrity of The Close is particularly high. The buildings of The Close, including the Cathedral, have evolved over the centuries, but despite the piecemeal nature of construction there was a clear intent that all the buildings were constructed to house and serve the Cathedral's ecclesiastic community. The importance of the HUCA to the townscape is acknowledged by its inclusion within the Lichfield City Conservation Area and the high number of Listed Buildings which have been designated. The open spaces and maturity of the gardens and trees have also been recognised as being important heritage assets in their designation as part of the Cathedral Close and Linear Park Grade II Registered Park and Garden. The surviving medieval moat and boundary walls have also been identified as being nationally important as Scheduled Monuments.</p>	<p>High</p>
<p>Communal value: The Cathedral and the Close has significant community values for its spiritual as well as its historic and tourist interest. This has been acknowledged by the number of buildings given over to visitors including the Visitor Study Centre, Cathedral Shop and Darwin House Museum</p>	<p>High</p>

4.1.4 Recommendations

The assessment of the heritage significance and values makes explicit the importance of the historic buildings and archaeological potential to the history of Lichfield and to national history relating to the role of the Cathedral through the centuries, the Civil War and to the 18th century Enlightenment.

- ◆ A statement of significance will be required to assess the impact of any proposed development upon the historic environment as part of any planning application to be made within this HUCA (cf. para. 128 of NPPF)⁷²¹.
- ◆ The sympathetic restoration or enhancement of the historic buildings, both Listed and unlisted, would strengthen the historic character and the quality of the wider townscape and the Conservation Area for the benefit of this and future generations (Bullet Point 10 of para 17 (Core planning principles) also paras. 126 and 131 of NPPF)⁷²². The heritage assets also make a positive contribution to the tourist economy of the town.
- ◆ There are numerous designated heritage assets within the HUCA. Where alterations or changes are proposed to the buildings, whether Listed or not, within the Conservation Area the applicant should refer to the Lichfield City Conservation Area Appraisal and consultation with the Lichfield District Conservation Officer should take place in the first instance⁷²³. Any works on or within the vicinity of the Scheduled Monument and the Grade I and Grade II* Listed Buildings should consult English Heritage during the planning stage. The Garden History Society and English Heritage should be consulted where works may impact upon the Registered Park and Garden. All of the designated heritage assets and their settings are covered under para. 132 of NPPF⁷²⁴.
- ◆ There is a high potential for below ground archaeological deposits from a range of periods to survive across the entire HUCA, as has been shown by previous works. There is also the potential for the historic buildings to retain architectural elements which could inform their origins, development and function. Where development may result in the loss of these heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance; this is supported in paras. 128 and 141 of NPPF⁷²⁵.
- ◆ Any appropriate development within this HUCA should look to improve the historic character and sense of place within the nearby public realm. Where this concerns work within a Conservation Area this may be achieved through consultation with the District Conservation Officer. Outside of designated Conservation Areas the SCC Historic Environment Team should be consulted. Reference should also be made to the joint English Heritage and Department of Transport volume entitled 'Streets for All: West Midlands' and where appropriate to the SCC 'Conservation in the Highways' document⁷²⁶.

4.2 HUCA 2: Museum Gardens and Minster Pool



4.2.1 Statement of heritage significance and built character

The HUCA lies along the Trunkfield valley and forms part of the Cathedral Close and Linear Park Grade II Registered Park and Garden (cf. Map 13)⁷²⁷. It is also covered by the Lichfield City Conservation Area with the exception of the bowling green and tennis courts within Museum Gardens⁷²⁸.

The landscape of the HUCA largely has its origins in the mid 19th century, when the pre-existing Minster Pool was dredged to create a reservoir to supply the town and the Museum Gardens were laid out to the west of Bird Street (cf. Map 15; 2.6.2.4 and 2.6.1.3)⁷²⁹. The Grade II Listed ashlar balustrade along Bird Street dates to the creation of the Gardens in the 1850s whilst the Grade II Listed fountain forming the centrepiece was erected in 1871⁷³⁰. The two Grade II Listed statues within the Gardens were both erected in the early 20th century; that to King Edward VII in 1908 and to John Smith, the Staffordshire-born Captain of HMS Titanic in 1914⁷³¹. The Museum

Gardens were extended westwards in the last two decades of the 19th century⁷³².

The only building lying to the west of Bird Street within the HUCA is the public conveniences built in a mock Tudor style circa 1930. They have been recognised as making a positive contribution to the quality of the Conservation Area⁷³³.

The precise origins of Minster Pool remain obscure despite archaeological works to both the north and south (in HUCA 1 and HUCA 3). That it existed in the medieval period is not in doubt, but some commentators have suggested that it may have early medieval origins (cf. 2.4.2.4 and 2.3.3). The archaeological evidence can only suggest that it was either created or enlarged during either the 12th or 13th century, but environmental evidence from the northern edge of the pool concluded that a body of water had existed within vicinity during the early medieval period (cf. 2.3.3). It is possible that the creation or enlargement of the pool was as much about improving the aesthetics of the setting of both the Close and the Cathedral as much as it was functional (cf. 2.4.2.4).

During the medieval and earlier post medieval period there were three large bodies of water lying along the Trunkfield Brook; Minster Pool, Stowe Pool (cf. HUCA 10) and Upper Pool. The latter lay on the western side of Bird Street within this HUCA, but appears to have either silted up or been deliberately back filled between the early 17th and late 18th centuries (cf. 2.4.2.4). The pool has not been the subject of an archaeological investigation and at present little is known. However, despite the dumping of spoil over the earliest portion of Museum Gardens in the mid 19th century, there remains the potential for archaeological and palaeoenvironmental deposits to survive. Such information would significantly contribute to our understanding of the landscape around Lichfield and the development of Upper Pool more specifically.

It has been suggested that Bird Street provided a crossing point over the Trunkfield valley (the brook and/or the pools) since at least the early medieval period probably via a ferry (cf. 2.3.6). A causeway was constructed during the medieval period to link Bird Street with Beacon Street to the north and the extant Grade II Listed road bridge was constructed in the early 19th century⁷³⁴. The bridge's architect was Joseph Potter Senior who was also responsible for works to the Cathedral during the late 18th and early 19th century (cf. HUCA 1).

Minsterpool Walk, lying to the south of Minster Pool, has its origins in the 18th century when the first walk 'New Walk' was laid out (Plate 3). There is also a high potential for below ground archaeological and palaeoenvironmental deposits within this area. Archaeological interventions carried out on adjacent sites within HUCA 3 have suggested that much of this landscape had formed part of Minster Pool historically, but that it may have either been deliberately reclaimed or suffered from partial silting by the 15th century (cf. 2.4.2.4). This area was then used as a rubbish dump in the late medieval period. Consequently, further archaeological works and analysis of environmental deposits may be able to contribute significantly to our understanding of the origins and history of the pool as well as the social and economic history of the town and surrounding landscape; potentially from the Prehistoric period onwards.

Three historic buildings are located on the southern side of Minsterpool Walk all of which are Grade II Listed; the 18th century Minster House; the former St Mary's Primary School (circa 1840) and Minster Cottage (circa 1830)⁷³⁵. All three are constructed of brick, but both Minster House and Minster Cottage have at least two stucco facades. The former St Mary's School, originally built as a Diocesan Training School, has decorative brickwork⁷³⁶.

4.2.2 Heritage values:

<p>Evidential value: There is a high potential for the survival of both archaeological and paleoenvironmental deposits within the Trunkfield valley from both sides of Bird Street within and on the edges of both Minster Pool and the site of Upper Pool.</p>	<p>High</p>
<p>Historical value: The HUCA is dominated by legible heritage assets most notably Minster Pool and the Museum Gardens. The latter is associated with several Grade II Listed structures and a locally important early 20th century public convenience. The landscaping to the south of Minster Pool has its origins in the 18th century and includes the contemporary Grade II Listed Minster House and two further 19th century Grade II Listed buildings. The early 19th century Grade II Listed bridge over the Trunkfield valley was designed by the Lichfield architect Joseph Potter (senior) who was also associated with work at the Cathedral.</p>	<p>High</p>
<p>Aesthetic value: The overall character of the HUCA dates from the mid 19th century when Minster Pool was re-formed into a reservoir and the Minster Gardens were laid out. The importance of the heritage assets of the HUCA has been identified in the number of Listed buildings and structures as well as its incorporation into the Lichfield City Conservation Area and the Grade II Registered Park and Garden. Minster Pool also forms part of the landscaping to The Close and views of the Cathedral in particular. It is possible that this landscaping and the resultant view were deliberately planned during the medieval period when the pool was either formed or enlarged.</p>	<p>High</p>
<p>Communal value: The park and Minster Pool, with its landscaped walk, provide invaluable public open space within the townscape. The appeal of Minster Pool and the views across it to the Cathedral can be measured by the number of photographs of it added to the Google Maps website by members of the public⁷³⁷.</p>	<p>High</p>

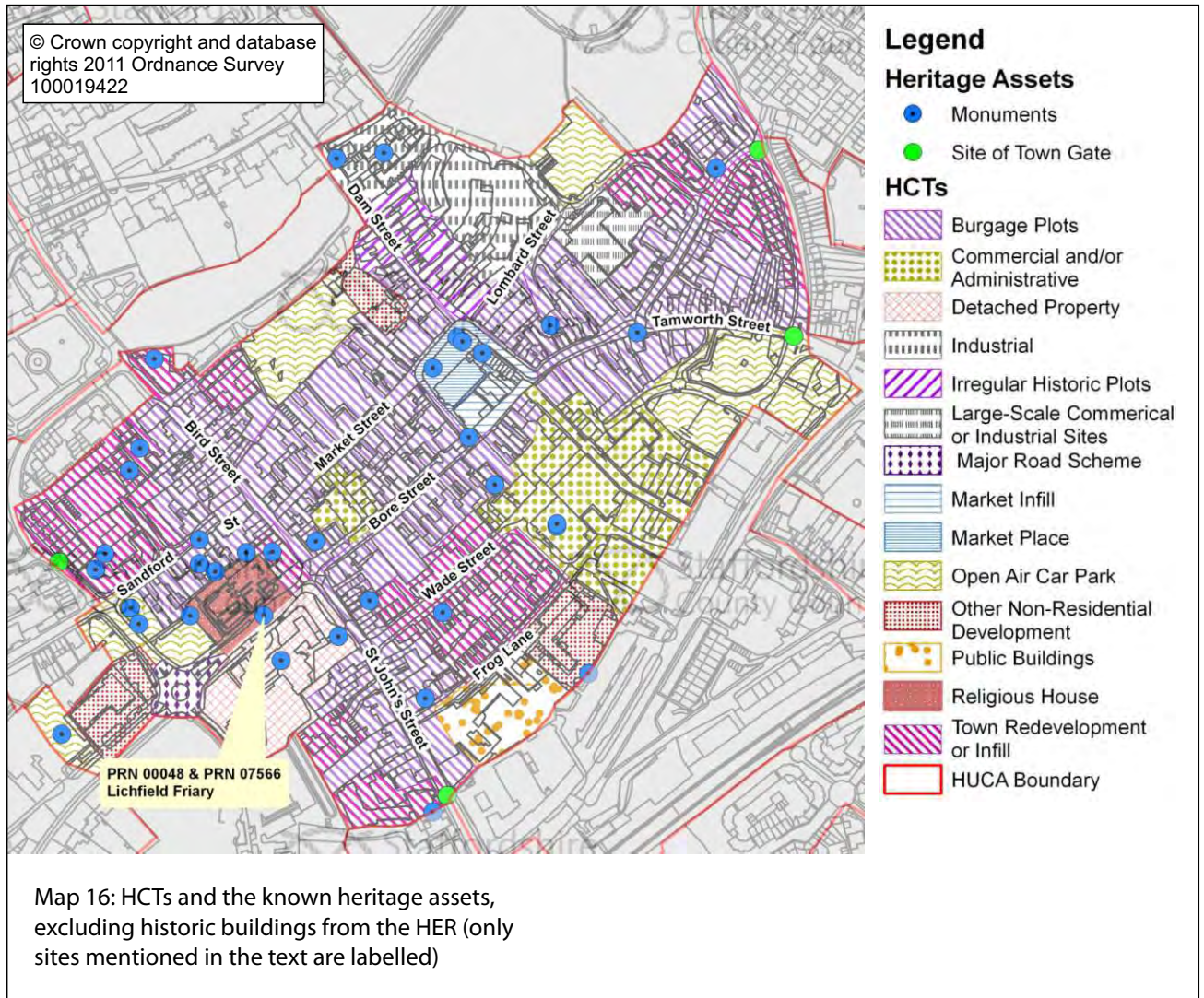
4.2.3 Recommendations

The assessment of heritage significance and values reveals that there is a high potential for the survival of below ground archaeological deposits. The historic character is dominated by landscaping originating in the 18th and mid 19th century; although Minster Pool itself may have been first created in the early medieval period. The HUCA is not dominated by a built character per se, but those properties that are located here are all of historic and architectural interest.

- ◆ A statement of significance will be required to assess the impact of any proposed development upon the historic environment as part of any planning application to be made within this HUCA (cf. para. 128 of NPPF).
- ◆ The sympathetic restoration or enhancement of the historic buildings, both Listed and unlisted, would strengthen the historic character and the quality of the wider townscape and the Conservation Area for the benefit of this and future generations (Bullet Point 10 of para 17 (Core planning principles) also paras. 126 and 131 of NPPF). Undesignated historic buildings should be considered for the local list to ensure their contribution to a sense of place for the community and future generations.
- ◆ Any works planned to be carried out within the HUCA should refer to the Lichfield City Conservation Area Appraisal and consultation with the Lichfield District Conservation Officer should take place in the first instance. The Garden History Society should be consulted where works may impact upon the Registered Park and Garden. All of the designated heritage assets and their settings are covered under para. 132 of NPPF.
- ◆ There is a high potential for below ground archaeological and paleoenvironmental deposits to survive within the HUCA. There is also the potential for the historic buildings to retain architectural elements which could provide further information on their development and function. Where development may result in the loss of these heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance; this is supported in paras. 128 and 141 of NPPF.
- ◆ Any appropriate development within this HUCA should look to improve the historic character and sense of place within the nearby public realm. Where this concerns work within a Conservation Area this may be achieved through consultation with the District Conservation Officer. Outside of designated Conservation Areas the SCC Historic Environment Team should be consulted. Reference should also be made to the joint English Heritage and Department of Transport volume entitled 'Streets for All: West Midlands' and where appropriate to the SCC 'Conservation in the Highways' document.

⁷⁴³ Staffordshire County Council. 2011. Web:
<http://www.staffordshire.gov.uk/environment/eLand/HistoricEnvironment/BuiltEnvironment/ConservationintheHighwayGuidanceDocument2011.pdf>

4.3 HUCA 3: Lichfield historic core



4.3.1 Statement of heritage significance

The majority of the HUCA lies within the Lichfield City Conservation Area (016); the exception are the early 21st century properties lying to the east of Swan Road (part of HCT 'Town Redevelopment or Infill' on Map 16). The significance of the built heritage within the HUCA is emphasised by the number of nationally important buildings; there are 123 Listed buildings across the area. Samuel Johnson's Birthplace Museum, standing on the corner of Breadmarket Street and Market Street is Grade I Listed and a further seven properties are Grade II* Listed including St Mary's Church⁷⁴⁴.

The historic core has been the subject of several town analyses which aimed to identify the origins of the street pattern and building plots (cf. 2.3.2 and 2.4.1.2). A comparison of map 4 and map 5 suggests the developmental history of the town, which is largely based upon Terry Slater's town analysis. However, a number of archaeological interventions within the town have also contributed to this understanding.

From his analysis, Slater suggested that early medieval settlement may have existed within the HUCA along Bird Street, Dam Street, Tamworth Street and Lombard Street (cf. 2.3.2 and map 4). Of the archaeological interventions carried out to date only the site lying to the north of Lombard Street (Cross Keys) found substantial evidence for activity during this period (cf. 2.3.2). Indeed the site indicated that there was likely to have been Roman activity in the vicinity. Other evidence for early medieval activity was largely restricted to finds of pottery not always found associated with the areas of conjectural settlement, but perhaps most significant within the HUCA was the large ditch, possibly of this period, which was discovered to the south of Sandford Street (cf. Map 16 and 2.3.2).

There is greater evidence, both documentary and archaeological, for the medieval town. The extant street pattern was probably laid out in the mid 12th century, although Slater argued that the Bird Street/St John Street alignment and the Dam Street/Tamworth Street alignment were probably much earlier (cf. 2.3.6). The greatest change to the street pattern occurred in the late 20th century when the 'Three Spires Shopping Centre' was constructed over the eastern ends of both Wade Street and Frog Lane (HCT 'Commercial and/or Administrative' on Map 16). The original alignment of Wade Street continues for a short distance beyond the shopping centre as 'Backcester Lane'; it originally led into Tamworth Street. On the western side of the HUCA two roads were inserted into the townscape 'The Friary' in the early 20th century and Swan Road in the late 20th century (cf. 2.7.5.2).

Map 5 suggests the extent of the burgage plots which were laid along the street pattern. Documentary evidence suggests that these also date to the mid 12th century, but some archaeological interventions have suggested

that, at least on the peripheries to the rear of Lombard Street and Sandford Street, they may have originated later in the 13th century (cf. 2.4.1.2). The burgage plots of Lichfield were not those typical of other medieval towns with a narrow street frontage and long plots behind, but rather shorter longer plots which were later sub-divided (cf. 2.4.1.2). Map 16 reveals the extent to which the burbage plots are still visible within the townscape, either at street level or from aerial photography.

The market place and St Mary's Church are also believed to have formed part of the mid 12th century planned town (cf. Plate 21, 2.4.2.1 and 2.4.4.5). The extent of the market place was altered, originally in the post medieval period, when permanent structures were constructed on part of it (HCT 'Market Infill' on Map 16). The extant 'Market Infill' incorporates a range of buildings most of which may be late 18th to 19th century in date including the Grade II Listed mid 19th century Corn Exchange⁷⁴⁵. Part of the site was re-developed as a purpose built Co-Operative Store in 1913⁷⁴⁶. Standing adjacent to this store is a timber framed single storey building which may date to the 16th century, the earliest surviving property within the area of 'Market Infill'⁷⁴⁷.

Part of the site of the medieval friary is protected as a Scheduled Monument and forms an open space within the townscape (HCT 'Religious House' on Map 16)⁷⁴⁸. The extant Grade II Listed Public Library and Record Office incorporates fabric from the late 13th century Friary within its structure despite later enlargements (Plate 26, and map 16)⁷⁴⁹. The first occurred in the mid 16th century, following the Dissolution, when it was converted to a gentleman's residence. In the 1920s it was again enlarged when it was converted to a school; the eastern range became the Public Library and Record Office in 1989. Map 5 shows that the Friary site had

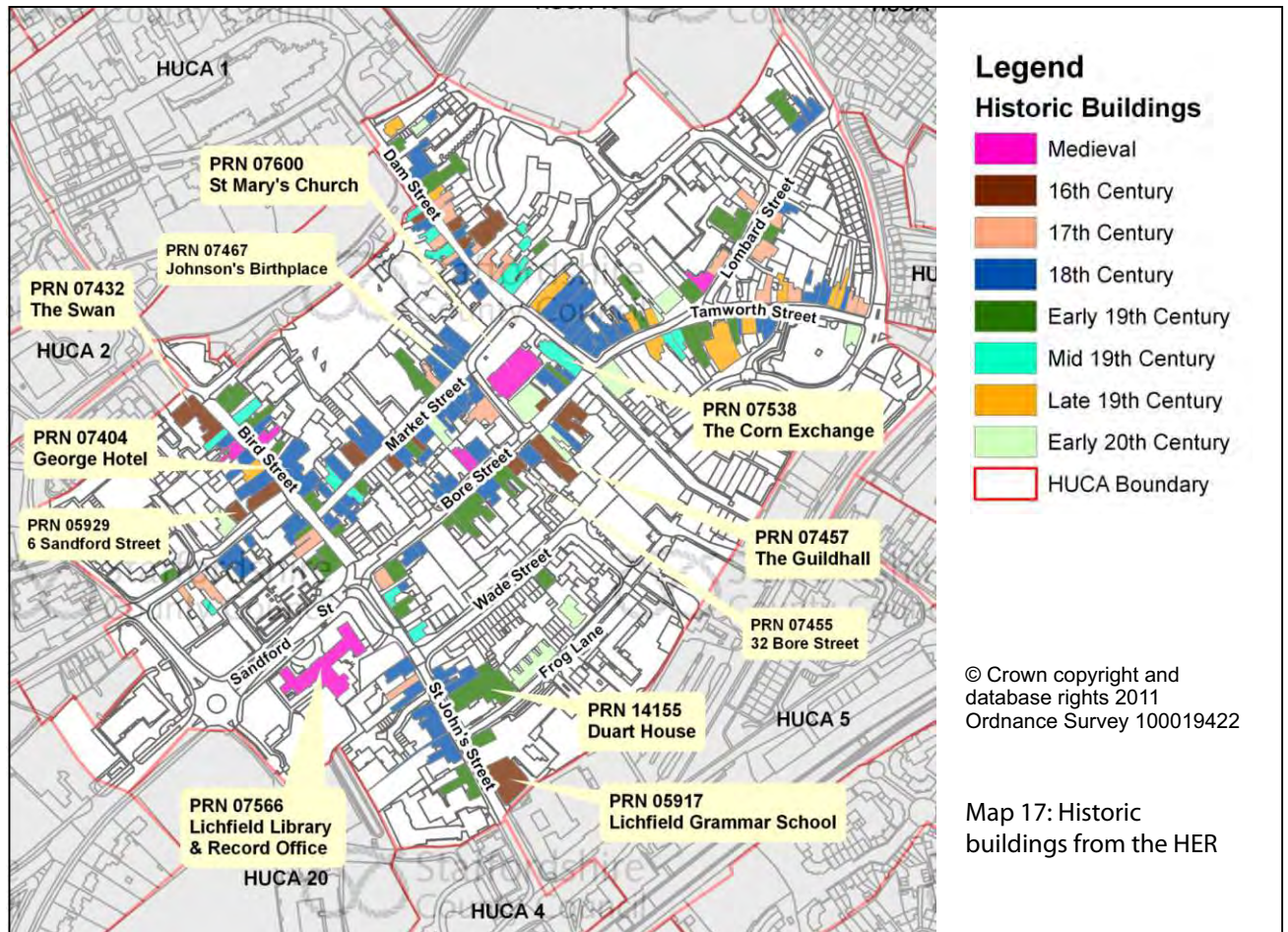
extended across a larger area than what is now visible in the townscape (cf. HUCA 20).

A small number of finds represents the only evidence for Prehistoric or Roman activity within the HUCA, however, from the wider EUS project area there is tantalising evidence for at least small scale activity (cf. 2.1 and 2.2.2).



Plate 26: Former Friary and later Gentleman's Residence

4.3.2 Built Character



The majority of the properties across the HUCA are constructed of red brick; externally some are of stucco and others have had their brickwork painted. The majority are two or three storey and appear to date to the 18th and 19th centuries (cf. map 16). However, earlier buildings survive; some of which may have medieval origins although those which have been dated are mostly 16th and 17th century. Earlier buildings are principally timber framed and in 14 properties within

the HUCA the framing is visible externally; these include the Grade II* 32 Bore Street (Plate 13) and the Grade II 6 Sandford Street, both of 16th century origin⁷⁵⁰. The majority of the properties shown on Map 17 which have been identified as being of medieval origin have not been closely dated, but are buildings where timber framing is known to be retained behind a later façade. Other buildings which appear to be 18th century onwards in date may also retain earlier origins within their fabric. Samuel Johnson's Birthplace Museum, Grade I Listed, was built in the early 18th century, but timber framing survives in the southern wall⁷⁵¹. Three buildings within the HUCA are constructed of dressed stone; the Grade II* Listed St Mary's Church (Plate 21), the Grade II Listed Public Library and Record Office on The Friary (Plate 26) and the Grade II Listed Guildhall⁷⁵². The church has medieval origins whilst the Guildhall has 16th century origins, but both were considerably rebuilt during the 19th century. The Public Library and Record Office retains stonework probably dating to the late 13th century (Plate 26). Part of the contemporary Grade II Listed precinct wall which formerly surrounded the Friary, also of dressed stone, survives along St John Street⁷⁵³.

Much of the late 20th century redevelopment, particularly the 'Three Spires Shopping Centre' and other shopping arcades, do not reflect the historic built character of the HUCA (HCTs 'Commercial and/or Administrative' on Map 16). However, a number of early 21st century buildings such as those at the western end of Sandford Street have been constructed to reflect the predominant architectural form and massing of the wider town.

4.3.3 Heritage values:

<p>Evidential value: The documentary evidence and previous archaeological interventions have shown that there is a high potential for below ground archaeology to survive relating in particular to medieval and post medieval settlement activity. However, it is also clear that there is a good potential for early medieval and possibly Roman and earlier deposits to also survive within the HUCA. Extant historic buildings also have the potential to retain earlier fabric relating to their origins and function and so may further inform our understanding of the development of the town.</p>	<p>High</p>
<p>Historical value: Heritage assets are highly legible within the character area and include the medieval street pattern, market place, burgage plots and part of the Friary. The historic buildings in particular, both listed and unlisted, enable an understanding of the development of the town and its social and economic aspirations and fortunes to be read within the townscape</p>	<p>High</p>

<p>Aesthetic value: The integrity of the historic character is particularly well preserved within the HUCA in the form of historic buildings, which reveal piecemeal development and re-building from the late medieval period onwards, as well as the survival of burgage plots and historic street pattern. The latter two elements have their origins in the mid 12th century. The historic environment contributes strongly to the aesthetics of the HUCA and this is complemented by the designation of the Lichfield City Conservation Area (016), the Scheduled Monument (the Friary) and the 123 Listed buildings and structures. Change within the HUCA should therefore seek to contribute to the sustainable regeneration of the town for the benefit of the local community and for sustainable tourism.</p>	<p>High</p>
<p>Communal value: The HUCA is the commercial heart of the modern town and as such enables the community to directly engage with the heritage assets which are highly visible within the character area. The HUCA also includes the Samuel Johnson Birthplace Museum and the Heritage Centre located within St Mary's Church which allows the community and visitors to connect with the town's heritage. Markets are still held within the market place as they have been since the late 12th century. Heritage interpretation boards have also been provided at key points around the HUCA to further engage the public with the history of the town.</p>	<p>High</p>

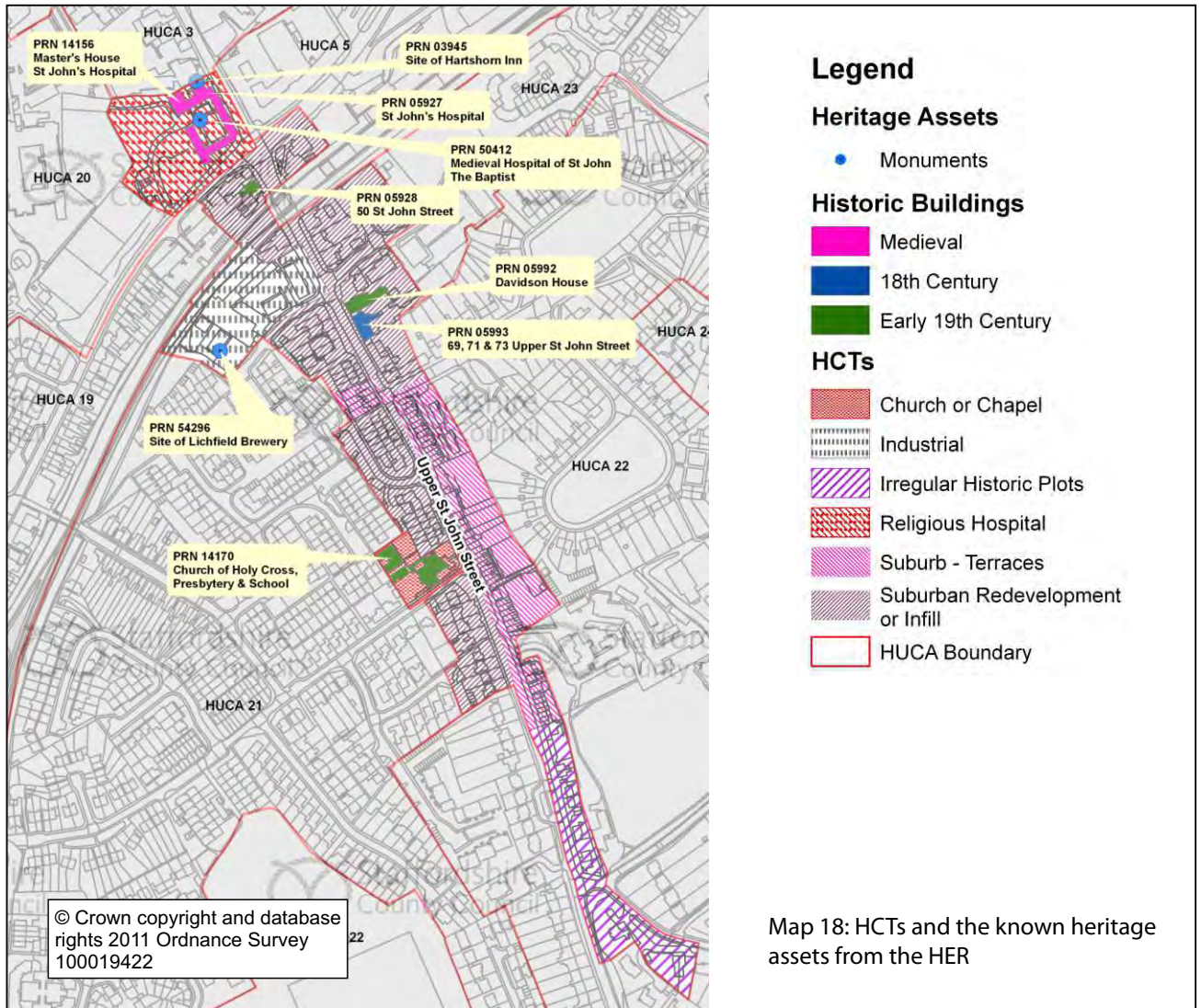
4.3.4 Recommendations

The heritage significance and values elements have recognised the importance of this HUCA to not only an understanding of Lichfield's history, but also the sense of place and for the tourism opportunities which it presents.

- ◆ A statement of significance will be required to assess the impact of any proposed development upon the historic environment as part of any planning application to be made within this HUCA (cf. para. 128 of NPPF)⁷⁵⁴.
- ◆ The sympathetic restoration or enhancement of the historic buildings, both Listed and unlisted, would strengthen the historic character and the quality of the wider townscape and the Conservation Area for the benefit of this and future generations (Bullet Point 10 of para 17 (Core planning principles) also paras. 126 and 131 of NPPF)⁷⁵⁵. The heritage assets also make a positive contribution to the tourist economy of the town.
- ◆ There are numerous designated heritage assets within the HUCA. Where alterations or changes are proposed to the buildings, whether Listed or not, within the Conservation Area the applicant should refer to the Lichfield City Conservation Area Appraisal and consultation with the Lichfield District Conservation Officer should take place in the first instance⁷⁵⁶. Any works on or within the vicinity of the Scheduled Monument and the Grade I and Grade II* Listed Buildings should consult English Heritage during the planning stage. All of the designated heritage assets and their settings are covered under para. 132 of NPPF⁷⁵⁷.

- ◆ There is a particularly high potential for below ground archaeological deposits to survive across the entire HUCA, as has been shown by previous works. There is also the potential for the historic buildings to retain earlier architectural elements which could inform their origins, development and function. Where development may result in the loss of these heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance; this is supported in paras. 128 and 141 of NPPF⁷⁵⁸.
- ◆ Any appropriate development within this HUCA should look to improve the historic character and sense of place within the nearby public realm. Where this concerns work within a Conservation Area this may be achieved through consultation with the District Conservation Officer. Outside of designated Conservation Areas the SCC Historic Environment Team should be consulted. Reference should also be made to the joint English Heritage and Department of Transport volume entitled 'Streets for All: West Midlands' and where appropriate to the SCC 'Conservation in the Highways' document⁷⁵⁹.

4.4 HUCA 4: Upper St John Street



4.4.1 Statement of heritage significance and built character

The HUCA represents one of the earliest areas of suburban expansion at Lichfield. The suburban development within this HUCA was probably encouraged following the establishment of St John's Hospital to the south of the medieval town gate, Culstubble Gate, between the mid 12th and the early 13th century (cf. 2.4.4.8)⁷⁶⁰. An archaeological evaluation on the western side of Upper St John Street, opposite St John's Hospital, discovered evidence for three phases of medieval timber buildings standing on the street frontage (cf. 2.4.1.4)⁷⁶¹. The evaluation suggested that the phases dated to the 13th century⁷⁶². The evidence for the 13th century building(s) was covered by a brick herringbone floor of late 16th century or later date (cf. 2.5.1.1)⁷⁶³. The extant St John's Hospital is Grade I Listed and represents the redevelopment of the earlier hospital in the late 15th century (cf. 2.4.4.8)⁷⁶⁴. It is significant for being an early example of a brick built building and retains the 'iconic' tall chimneys echoing a lodging range from a large rural medieval manor house complex⁷⁶⁵.

The hospital lies to the north of the railway line and within the Lichfield City Conservation Area (016). The railway was inserted into the townscape in the mid 19th century through an area of probable medieval suburbs; this area had clearly been developed by the early 17th century⁷⁶⁶. Map 5 shows that the medieval suburbs probably extended southwards along the main road from London to at least as far as the present road called Cherry Orchard. However, the earliest known buildings within this area are the Grade II Listed 69 to 73 Upper St John Street which date to the 18th century (cf. HCT 'Suburban Redevelopment or Infill' and 'Historic Buildings' on Map 18)⁷⁶⁷. However, none of the historic buildings have so far been the subject of detailed building recording and their remains the potential for earlier fabric to be concealed behind later building work. A further four Grade II Listed buildings lie within the HUCA all of which have been dated to the early 19th century⁷⁶⁸. These include Holy Cross Catholic Church, school and presbytery which were built in 1802-1803⁷⁶⁹.

Holy Cross Church and its ancillary buildings are the only historic buildings to survive in this part of the western side of Upper St John Street; the settlement either side was redeveloped in the late 20th century with a mix of architectural styles all of which are set back from the road behind gardens and driveways (HCT 'Suburban Redevelopment or Infill' on Map 18). This is in contrast to the eastern side of the road where the extant early 19th century terraced houses open straight onto the street HCT 'Suburbs - Terraces' on Map 18). The majority of these terraces are two storey brick built houses although there is a variety of architectural detailing apparent along the street. This represents the piecemeal development which was common during the 19th century whereby builders would buy individual fields for housing development.

At the southern end of the HUCA, around the junction with Borrowcop Lane, the properties, whilst probably dating to the 19th century, are predominantly brick-built cottages either detached or semi-detached (HCT 'Irregular Historic Plots' on Map 18). These contrast with the terraces to the north in their form and in lying off the road and being surrounded by gardens. A number of plots in this area have been infilled or redeveloped in the later 20th century.

The small industrial site lying off the western side of Upper St John Street (HCT 'Industrial' on Map 18) dates to the late 20th century and was built upon the site of a coach works and part of the Lichfield Brewery (cf. 2.6.3.4).

An archaeological intervention carried out just to the north of St John's Hospital revealed evidence for the medieval town ditch (cf. 2.4.1.3).

4.4.2 Heritage values:

<p>Evidential value: There is the potential for archaeological deposits to survive particularly relating to medieval and post medieval suburban activity. There may also be other opportunities to find the town ditch. There is also the potential for the historic buildings, particularly at the northern end of Upper St John Street, to retain earlier fabric within their cores.</p>	<p>High</p>
<p>Historical value: Despite the redevelopment along part of the western side of the road the heritage assets still dominate the overall character of the HUCA. These include the Grade I hospital to the north of the railway line and five other Grade II Listed Buildings.</p>	<p>High</p>
<p>Aesthetic value: The importance of individual heritage assets to the historic character of the HUCA has been identified through the Listing process and the inclusion of the area to the north of the railway in the Lichfield City Conservation Area (016). However, the unlisted historic buildings lying to the west also make a positive contribution to the integrity of the historic character of the HUCA.</p>	<p>High</p>
<p>Communal value: The Congregational Church and the Technical College contribute to the communities' engagement with the historic environment within the character area.</p>	<p>Low</p>

4.3.3 Recommendations

The assessment of heritage significance and value has identified the importance of the historic buildings, most notably the Grade I Listed St John's Hospital, to the townscape.

- ◆ A statement of significance may be required to assess the impact of any proposed development upon the historic environment as part of any planning application to be made within this HUCA depending upon the nature and scale of any development (cf. para. 128 of NPPF)⁷⁷⁰.
- ◆ The sympathetic restoration or enhancement of the historic buildings, both Listed and unlisted, would strengthen the historic character and the quality of the wider townscape and the Conservation Area for the benefit of this and future generations (Bullet Point 10 of para 17 (Core planning principles) also paras. 126 and 131 of NPPF)⁷⁷¹.
- ◆ Change within the HUCA should be sympathetic to its historic character whether addressing infill development or the restoration of the historic buildings. In particular the promotion of the re-use of historic buildings to contribute to sustainable development is recommended (paras. 126 and 131 of NPPF). High quality design which is sympathetic to the historic built fabric is the key to retaining the local character of the area as identified in Bullet Point 4 of para. 17 (Core planning principles) and Bullet Point 4 of para. 58 in NPPF.

⁷⁷² Lichfield District Council 2008: 104-109

⁷⁷³ Department for Communities and Local Government 2012. Web:

<http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf>

⁷⁷⁴ Ibid.

⁷⁷⁵ Staffordshire County Council. 2011. Web:

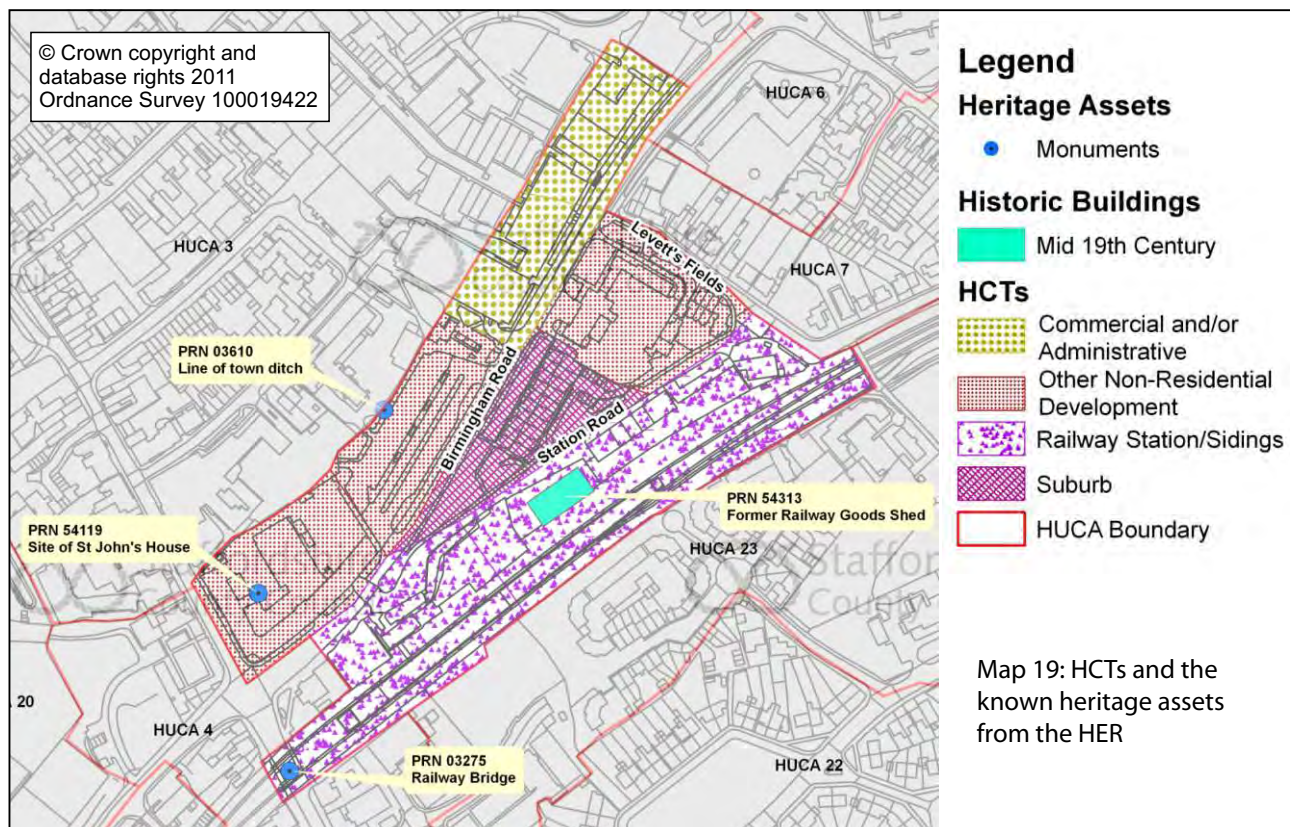
<http://www.staffordshire.gov.uk/environment/eLand/HistoricEnvironment/BuiltEnvironment/ConservationintheHighwayGuidanceDocument2011.pdf>

- ◆ Where alterations or changes are proposed within or adjacent to the Conservation Area and/or any of the Listed Buildings then the applicant should refer to the Lichfield City Conservation Area Appraisal and consultation with the Lichfield District Conservation Officer should take place in the first instance⁷⁷². All of the designated heritage assets and their settings are covered under para. 132 of NPPF⁷⁷³.

- There is a high potential for below ground archaeological deposits associated with suburban development particularly during the medieval and post-medieval periods to survive within areas of the HUCA. There is also the potential for the historic buildings to retain architectural elements which could inform their origins and function. Where development may result in the loss of these heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance; this is supported in paras. 128 and 141 of NPPF⁷⁷⁴.
- ◆

Any appropriate development within this HUCA should look to improve the historic character and sense of place within the nearby public realm. Where this concerns work within a Conservation Area this may be achieved through consultation with the District Conservation Officer. Outside of designated Conservation Areas the SCC Historic Environment Team should be consulted. Reference should also be made to the joint English Heritage and Department of Transport volume entitled 'Streets for All: West Midlands' and where appropriate to the SCC 'Conservation in the Highways' document⁷⁷⁵.

4.5 HUCA 5 – Birmingham Road



4.5.1 Statement of heritage significance

The HUCA is dominated by two lines of communication; the Birmingham Road, constructed in the mid 20th century, and the mid 19th century railway line (cf. 2.6.4.3). The latter is associated with the contemporary Lichfield City Railway Station and a former goods shed, since converted to retail use. The railway station is a red brick two storey building which was rebuilt in 1888. The goods shed is largely built of blue engineering brick with a red brick band and may be contemporary with the railway itself⁷⁷⁶. The railway line is raised above the surrounding land and a blue brick retaining wall was constructed along its length; the line includes a Grade II Listed bridge which takes the railway over Upper St John Street (Map 19)⁷⁷⁷. The bridge was built circa 1849, but was altered in 1882 and 1969 and is constructed of cast iron with dressed stone piers.

The remainder of the built environment of the zone is focused upon Birmingham Road and all, except the rear of the multi-storey car park and shopping centre (HCT 'Commercial and/or Administrative' on Map 19) dates to the mid 20th century. The HCT 'Other Non-Residential Development' comprises a garage, bus station and fire station; the only housing within the HUCA faces onto the southern side of the Birmingham Road.

The HUCA lies outside of the medieval town, which was defined by St Mary's parish boundary and a town ditch (cf. 2.4.1.3). However, archaeological interventions along the former parish boundary at the northern edge of the HUCA have revealed evidence for the medieval town ditch⁷⁷⁸. The mid 20th century garage was built upon the site of a large detached house, which

had been built in the early 18th century for Thomas Levett a town clerk⁷⁷⁹. This property, in its turn, replaced suburban development that had its origins in at least the 13th century (cf. 2.4.1.4). Evidence has recently been recovered to support this assertion with postholes and possible beamslots dating to the 13th/14th century (?) outside the Culstubbe gate and overlain by a later Tudor herringbone brick floor. There is a degree of archaeological potential, therefore, along the northern side of Birmingham New Road.

4.5.2 Heritage values

<p>Evidential value: There is the potential for archaeological deposits to survive along the northern side of Birmingham New Road relating to the medieval town ditch and with medieval suburban activity and its 18th century redevelopment. The remainder of the HUCA had formed part of the medieval open field system.</p>	<p>Medium</p>
<p>Historical value: The legible heritage assets are all associated with the South Staffordshire Railway and include the Grade II Listed railway bridge, the extant station building and the former goods shed.</p>	<p>Medium</p>
<p>Aesthetic value: The historic character is associated with two lines of communication and development which is particularly associated with them; the mid 19th century railway and the mid 20th century road. The railway is an important historic feature within the townscape of Lichfield; this is emphasised by the Grade II Listed railway bridge.</p>	<p>Medium</p>
<p>Communal value: At present the communal value is probably low, but the railway line, and to a degree the road, make an important contribution to the town's economic and social history. This should be considered in any literature aimed at informing the community and visitors about Lichfield's development.</p>	<p>Low</p>

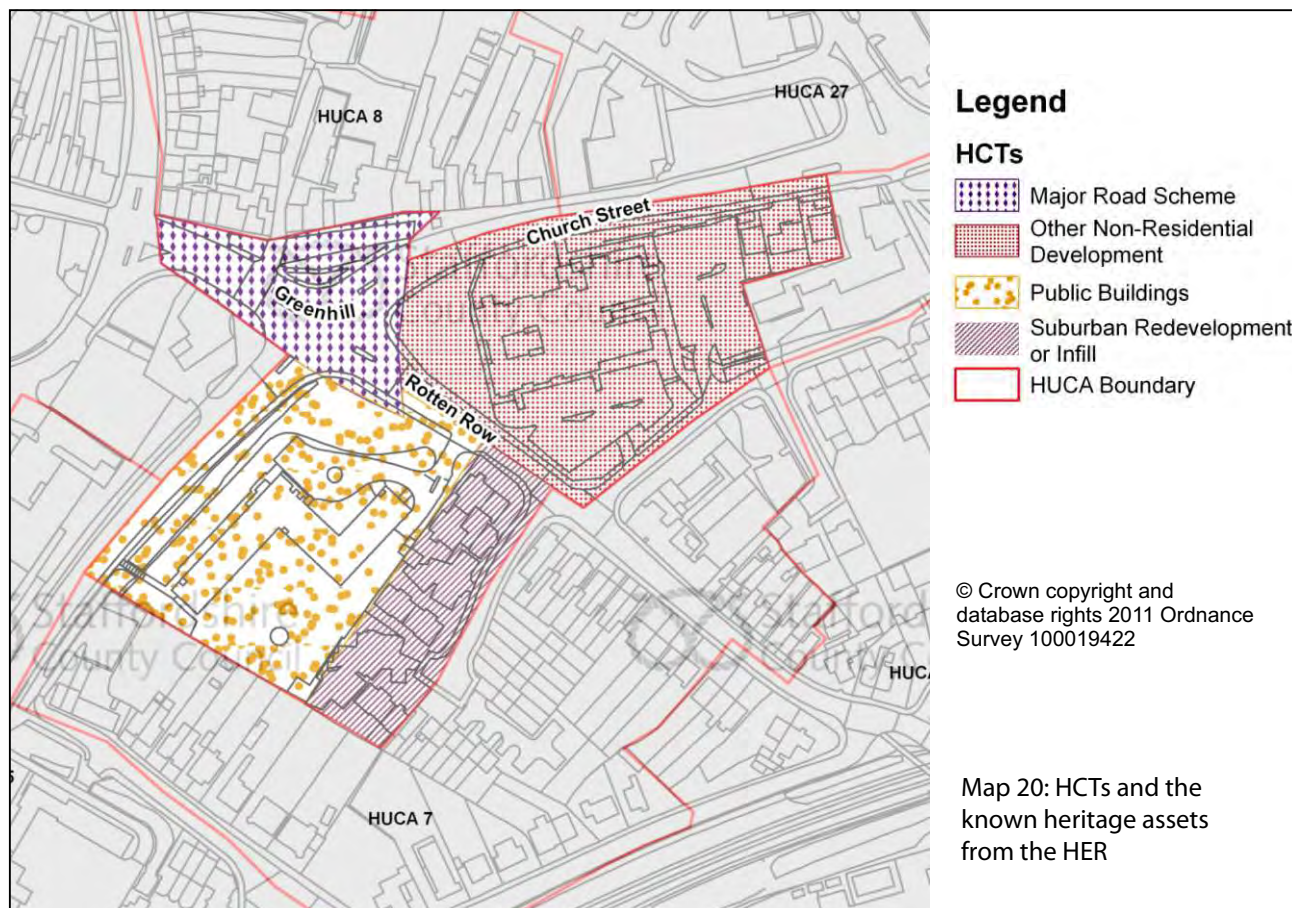
4.5.3 Recommendations

The heritage significance and values have identified the particular importance of the railway and its associated buildings and structures to the history and character of Lichfield. There is also a moderate potential for archaeological deposits to survive associated with the medieval and later periods in specific areas of the HUCA.

- ◆ A statement of significance will be required to assess the impact of any proposed development upon the historic environment as part of any planning application to be made within this HUCA (cf. para. 128 of NPPF)⁷⁸⁰.

- ◆ The sympathetic restoration or enhancement of the historic buildings associated with the railway would strengthen the historic character and the quality of the townscape of the HUCA for the benefit of this and future generations (Bullet Point 10 of para 17 (Core planning principles) also paras. 126 and 131 of NPPF)⁷⁸¹. Where appropriate, undesignated historic buildings should be considered for the local list to ensure their contribution to a sense of place for the community and future generations.
- ◆ There is generally a moderate potential for below ground archaeological deposits to survive within the HUCA, although there is greater potential to the north associated with the medieval town boundary and early suburban expansion. There is also the potential for the historic buildings to retain architectural elements which could provide further information on their development and function. Where development may result in the loss of these heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance; this is supported in paras. 128 and 141 of NPPF⁷⁸².

4.6 HUCA 6: Greenhill and Rotten Row



4.6.1 Statement of heritage significance

The HUCA is dominated by late 20th century changes to the historic character. This has included the insertion of a large road junction (HCT 'Major Road Junction' on Map 20) on the site of what is believed to have been a medieval, or possibly earlier, market place located beyond the town boundary (cf. 2.3.3 and 2.4.2.1). The road junction has almost entirely removed the triangular outline of the earlier market place; although the northern alignment is retained by the historic building plots extant within HUCA 8 (cf. Plate 27 and Map 20).

The built environment is dominated by two to four storey buildings mostly of red brick. The largest of these is the late 20th century four storey Government Offices (HCT 'Public Buildings' on Map 20).

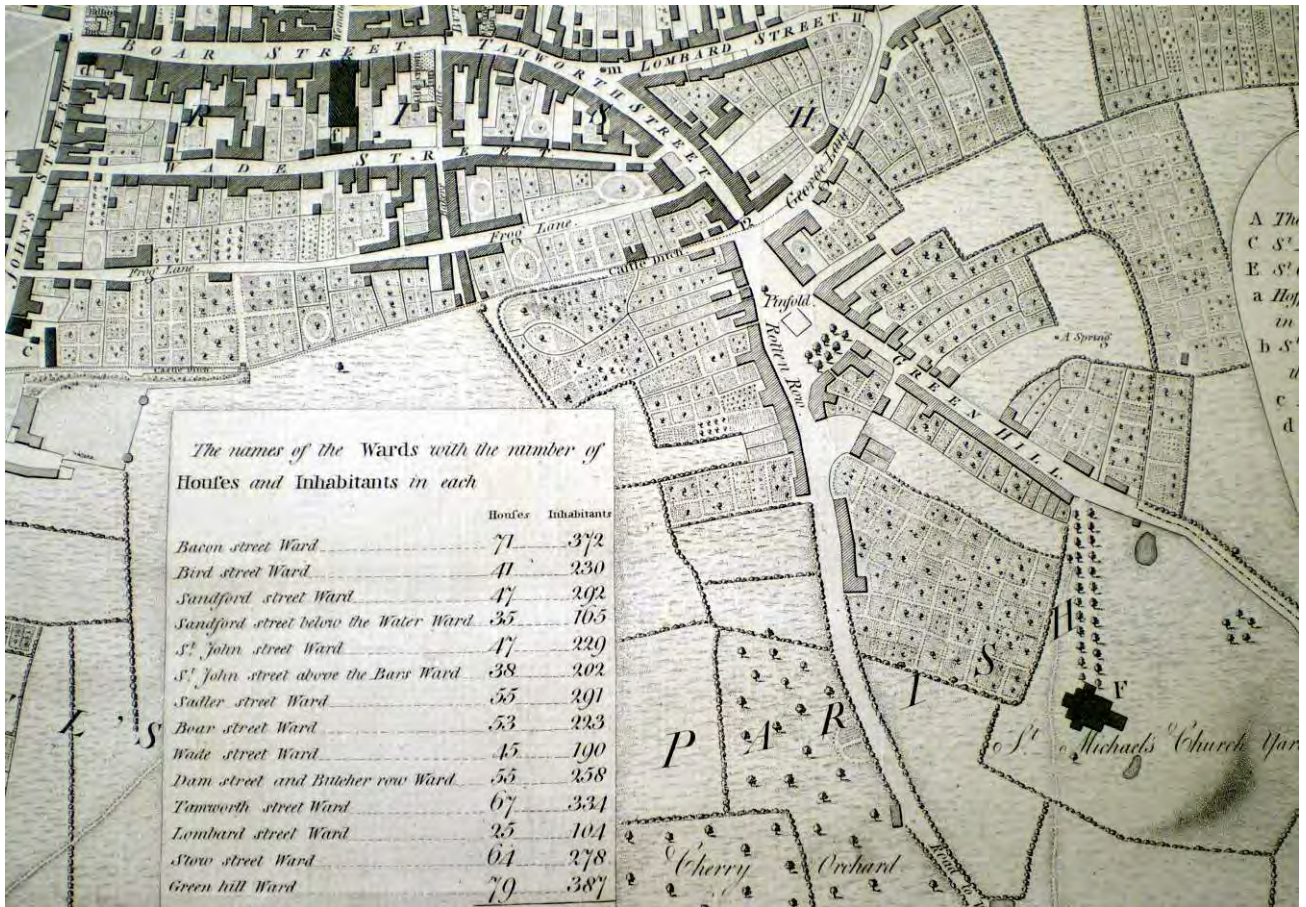


Plate 27: John Snape's 1781 map of Lichfield showing Greenhill and possible triangular market place (Reproduced by kind permission of Staffordshire Record Office D 615/M/3/1)

Prior to the late 20th century redevelopment the HUCA had formed part of the earliest suburban development around Lichfield, probably dating from at least the 13th century (cf. 2.4.1.4). However Terry Slater, in his town plan analysis, suggested that the southern side of Rotten Row may have originated possibly during the early medieval period (cf. 2.3.1 and map 4).

4.6.2 Heritage values:

Evidential value: There is a high potential for archaeological deposits to survive within the HUCA associated with medieval suburban and market activities or even Early medieval settlement.	High
Historical value: There are no known legible heritage assets within the HUCA.	Low
Aesthetic value: The historic character of the HUCA was transformed during the late 20th century by the creation of the road junction and redevelopment of the built environment.	Low

Communal value: The HUCA mostly comprises private domestic dwellings. Interactions between the community and the heritage assets are only achievable from street level.

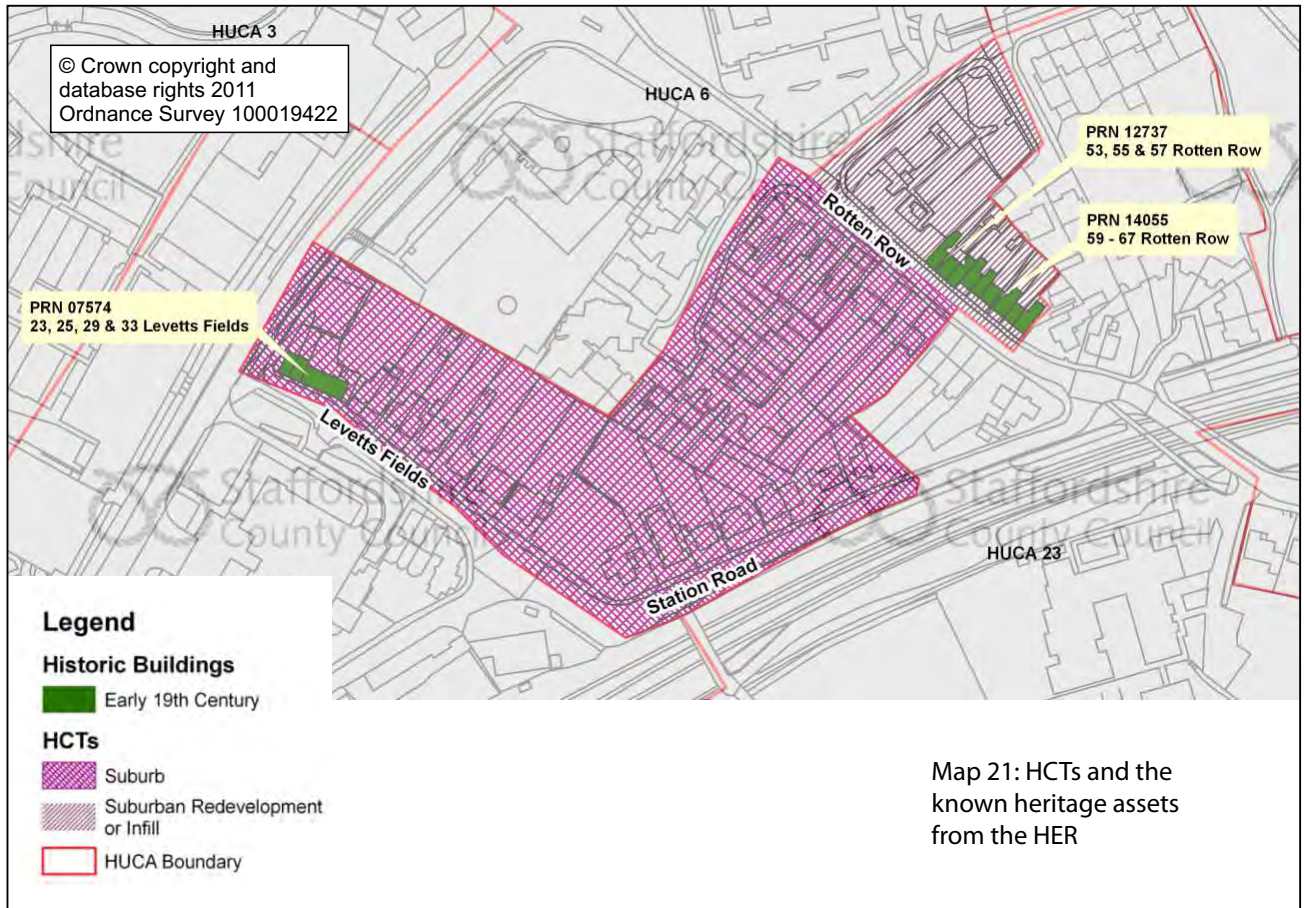
Low

4.6.3 Recommendations

The heritage significance and values have identified that there is a high potential for below ground archaeological deposits to survive.

- ◆ Where development may result in the loss of these heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance dependent upon the extent and scale of works; this is supported in paras. 128 and 141 of NPPF⁷⁸³.

4.7 HUCA 7: Rotten Row and Levetts Fields



4.7.1 Statement of heritage significance and built character

The earliest properties within the HUCA date to circa 1830 and consist of three Grade II Listed red brick terraces; two lying on Rotten Row and one of Levetts Field (Map 21 and Plate 28)⁷⁸⁴. The remainder of the properties mostly comprise red brick houses (some rendered) of mostly early 20th century date. There are terraces and semi-detached houses on the west side of Rotten Row; one property includes a date plaque "1907". Along Station Road there are three detached houses and a red brick Christadelphian Hall of early 20th century date; the remainder of the houses being mid 20th century. Other than the early 19th century terraces at the northern end, the majority of the houses in Levetts Fields are early 20th century detached and semi-detached houses. Two of the detached houses are large red brick properties each with one castellated turret on opposing corners.

The houses along Maxwell Close were built as infill in the late 20th century upon surviving paddocks. Much of the area had formed paddocks until the area was developed, although Slater speculated, in his town plan analysis, that the land on the western side of Rotten Row may have been the location of early medieval settlement (2.3.2).



Plate 28: Levetts Fields: Terraces of circa 1830 in foreground and early 20th century properties beyond

4.7.2 Heritage values:

<p>Evidential value: There is the possibility that settlement may have existed along the western side of Rotten Row in the early medieval period and possibly into the Medieval and therefore below ground archaeological remains may survive</p>	<p>Medium</p>
<p>Historical value: Heritage assets dominate the HUCA in the form of historic buildings including three terraces of early 19th century date all of which are Grade II Listed.</p>	<p>High</p>
<p>Aesthetic value: The historic properties make a positive contribution to the sense of place within the wider suburbs of Lichfield. The importance of the terraces to the townscape has been acknowledged by their designation as Listed Buildings.</p>	<p>High</p>

Communal value: At present the communal value is probably low, but the railway line, and to a degree the road, make an important contribution to the town's economic and social history. This should be considered in any literature aimed at informing the community and visitors about Lichfield's development.

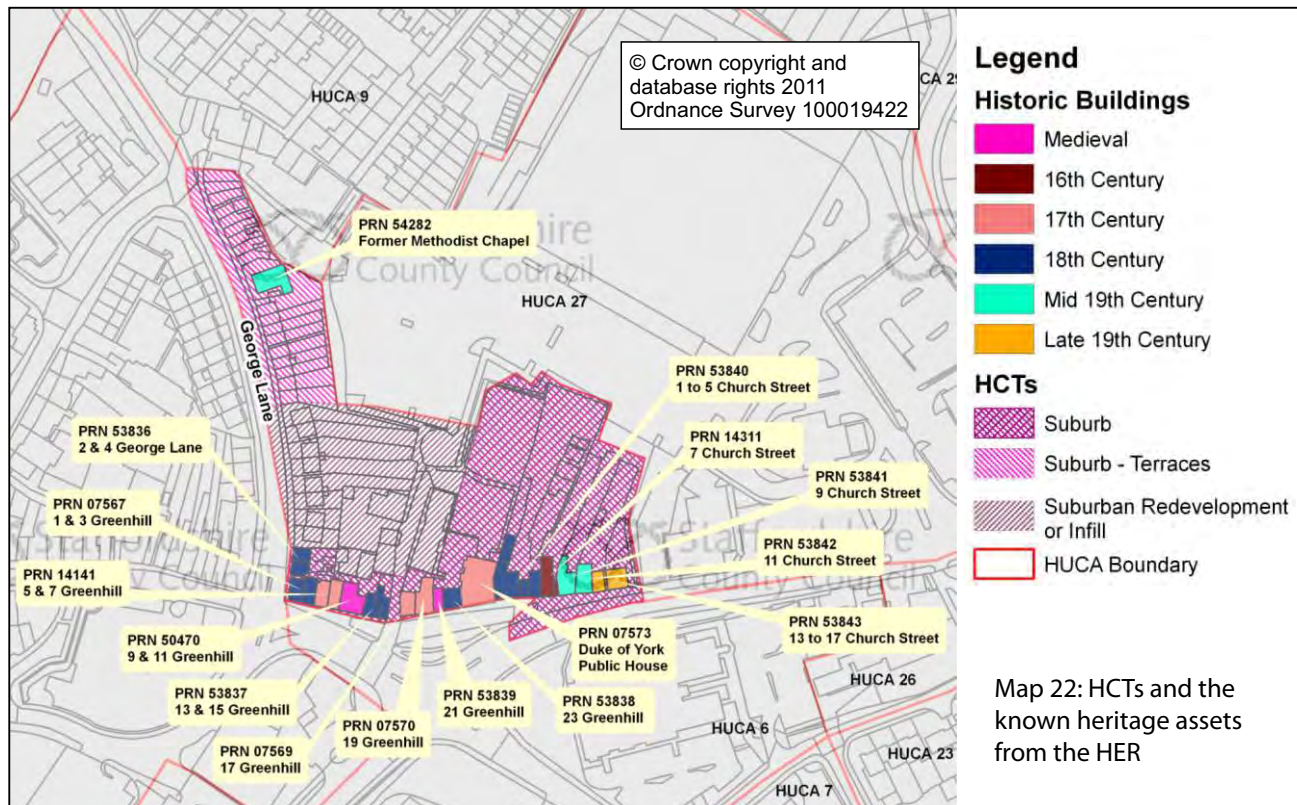
Low

4.7.3 Recommendations

The heritage significance and values have identified the importance of the historic built environment to the sense of place within the wider townscape.

- ◆ Where alterations or changes are proposed to any of the Listed Buildings or their settings then the applicant should consult the Lichfield District Conservation Officer in the first instance to fulfil para. 132 of NPPF⁷⁸⁵.
- ◆ The sympathetic restoration or enhancement of the historic buildings associated with the railway would strengthen the historic character and the quality of the townscape of the HUCA for the benefit of this and future generations (Bullet Point 10 of para 17 (Core planning principles) also paras. 126 and 131 of NPPF)⁷⁸⁶. Where appropriate, undesignated historic buildings should be considered for the local list to ensure their contribution to a sense of place for the community and future generations.
- ◆ There is a moderate potential for below ground archaeological deposits in specific areas of the HUCA. Where development may result in the loss of these heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance; this is supported in paras. 128 and 141 of NPPF⁷⁸⁷.

4.8 HUCA 8: Greenhill and George Lane



4.8.1 Statement of heritage significance and built character

The properties lining Greenhill probably originated as suburban development beyond the town boundary by or during in the 13th century as was indicated by the archaeological work carried out to the rear of 9 to 15 and 17 to 21 Greenhill (cf. map 5 and 2.4.1.4)⁷⁸⁸. The importance of this street to the history and character of the wider townscape has been acknowledged in the number of Listed Buildings and its incorporation into the Lichfield City Conservation Area (016). Six of the buildings along Greenhill are Grade II Listed and the remaining properties have been identified as making a positive contribution to the Conservation Area⁷⁸⁹. An archaeological building recording at the Grade II Listed 17 to 21 Greenhill identified that no. 21 represented the surviving range of a 15th century timber framed house and that 17 and 19 represented the 17th century rebuilding of the remainder of the property (cf. 2.4.1.4)⁷⁹⁰. Archaeological work to the rear of these properties indicated that the plots upon which the later buildings stand had originated by, or more likely in, the medieval period. There was little evidence for industrial activity on the site, although fragments of an extremely rare candle maker's trough were recovered from a cess pit behind no. 17 may indicate the occupation of one of the occupants in the period between the mid 13th and 14th century⁷⁹¹.

Numbers 9 and 11 Greenhill may also be of possible medieval origin although it has not yet been the subject of archaeological recording (cf. Map 22)⁷⁹². Archaeological work to the rear of 9 to 15 Greenhill revealed evidence for medieval activity which included a hearth, although whether this was for domestic or industrial use is unknown⁷⁹³. Whilst the remaining buildings along Greenhill

date from the 16th and 17th centuries onwards there remains the potential for earlier fabric to survive within their cores which could further illuminate the developmental history of this early suburban area. The built character of Greenhill reflects its long history revealing a variety of architectural styles from two and three storey brick buildings to one and half storey properties which are known to conceal timber framing behind their rendered frontages. At the eastern end of Greenhill there is a group of mostly red brick 19th century properties, although two have been rendered.

The development along the eastern side of George Lane, which largely lies outside of the Lichfield City Conservation Area (cf. Map 13) originates as a area of suburban growth probably in the late medieval or 16th century; the street first being mentioned in 1575 (cf. 2.4.1.3). George Lane represents the fossilisation of the town ditch within the modern townscape (cf. 2.4.1.3). The extant buildings along George Lane date from 19th to the mid 20th century (HCTs 'Suburb – Terraces' and 'Suburban Redevelopment or Infill' on Map 22). This development probably represents the redevelopment of the post medieval suburban expansion (cf. map 7). The 19th century redevelopment at the northern end of George Lane includes the former Methodist Chapel which was constructed circa 1848. The chapel is a low single storey building constructed of brick but with a rendered frontage. The six terraces to the north and the four to the south of the chapel were clearly constructed as part of the same building episode and present a uniform frontage of red brick with five bands of blue brick dressings (cf. Plate 29). The remaining terraces lying to the south may be earlier and their frontages have been more recently rendered. Mid 20th century redevelopment is dominated by red brick semi-detached houses which lie off the street; some gardens and original brick walls survive.



Plate 29: 19th century terraces on George Lane with blue brick detailing

Slater's plan analysis did not identify this area as likely to have formed part of the early medieval settlement at Greenhill proposed by other commentators. This interpretation appears to be supported by the archaeological evidence from the excavations to the rear of 9 to 15 and 17 to 21 Greenhill. However, other areas retain the potential for below ground archaeological deposits to survive associated with medieval and possibly earlier settlement.

4.8.2 Heritage values

<p>Evidential value: There is good potential for archaeological deposits to survive associated with settlement as has been demonstrated to the rear of 9 to 15 and 17 to 21 Greenhill. Such evidence could date from the medieval through to the post medieval period; possibly even provide evidence for early medieval occupation. There may also be other opportunities to find the town ditch along George Lane. There is also the potential for the historic buildings along Greenhill to retain earlier fabric within their cores.</p>	<p>High</p>
<p>Historical value: The legible heritage assets dominate the HUCA and incorporate not only the historic buildings along Greenhill within the Conservation Area, including those that are Grade II Listed, but also the group of 19th century properties on George Lane. The alignment of George Lane is also of particular importance to an understanding of the morphology of the medieval and later town.</p>	<p>High</p>
<p>Aesthetic value: The integrity of the historic character of the HUCA survives as a mix of piecemeal development visible in the character of the buildings and the Listed status of the earliest and most complete of them. This piecemeal development is testimony to its long history. There is some uniformity in the 19th century terraces on George Lane, which are evidence of a period of redevelopment. The importance of Greenhill to the history and character of the wider townscape has been acknowledged by its incorporation into the Lichfield City Conservation Area (016).</p>	<p>High</p>
<p>Communal value: The HUCA mostly comprises private domestic dwellings. Interactions between the community and the heritage assets are only achievable from street level.</p>	<p>Low</p>

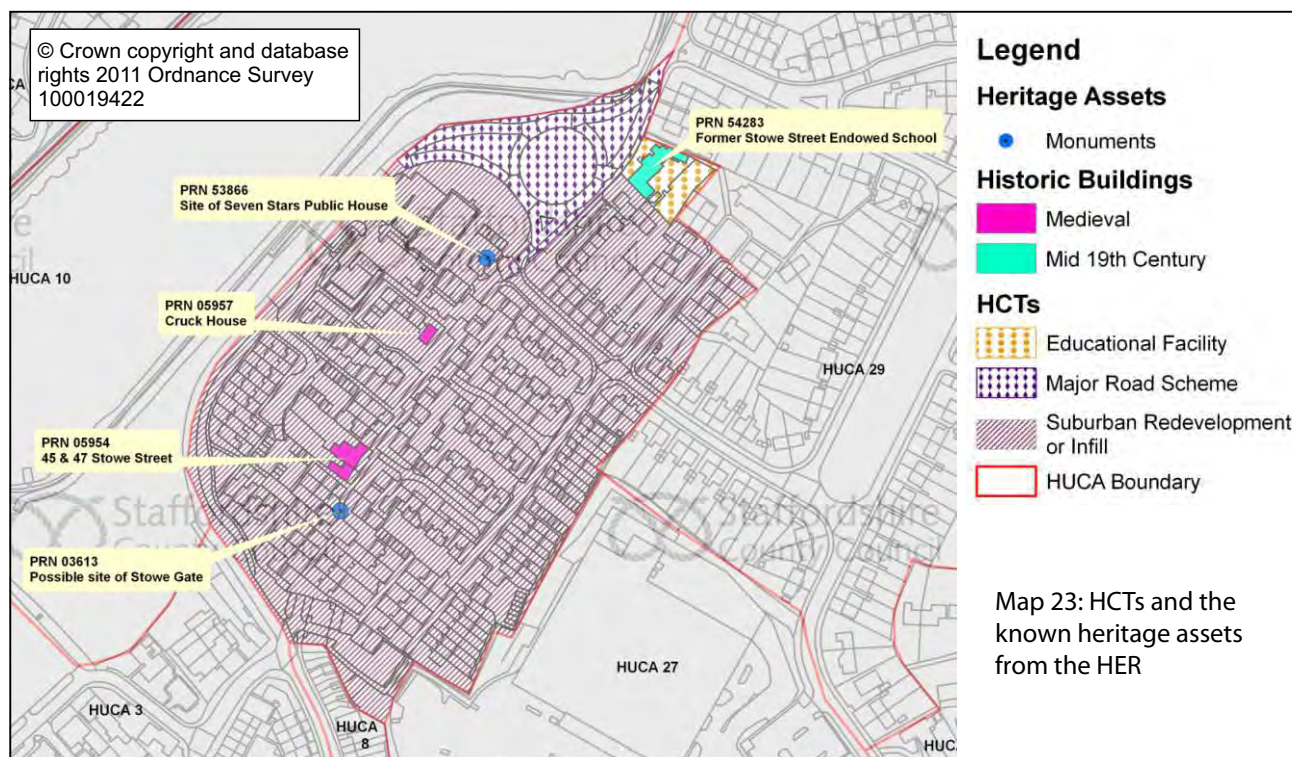
4.8.3 Recommendations

The heritage significance and values have identified the importance of this HUCA to an understanding of the development of the town from at least the medieval period onwards particularly in the alignment of George Lane and the extant historic buildings

- ◆ A statement of significance will be required to assess the impact of any proposed development upon the historic environment as part of any planning application to be made within this HUCA depending upon the nature and scale of any proposals ((cf. para. 128 of NPPF)⁷⁹⁶ .
- ◆ The sympathetic restoration or enhancement of the historic buildings, both Listed and unlisted, would strengthen the historic character and the quality of the wider townscape for the benefit of this and future generations (Bullet Point 10 of para 17 (Core planning principles) also paras. 126 and 131 of NPPF)⁷⁹⁷ . Historic buildings of particular local interest should be considered for the local list to ensure their contribution to a sense of place for the community and future generations.
- ◆ Where alterations or changes are proposed within or adjacent to the Conservation Area and/or any of the Listed Buildings then the applicant should refer to the Lichfield City Conservation Area Appraisal and consult the Lichfield District Conservation Officer in the first instance⁷⁹⁸ . All of the designated heritage assets and their settings are covered under para. 132 of NPPF⁷⁹⁹ .
- ◆ There is a high potential for below ground archaeological deposits particularly associated with medieval and post-medieval suburban development (and possibly of early medieval occupation) to survive within particular areas of the HUCA. There is also the potential for the historic buildings to retain architectural elements which could inform their origins and function. Where development may result in the loss of these heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance; this is supported in paras. 128 and 141 of NPPF⁸⁰⁰ .
- ◆ Any appropriate development within this HUCA should look to improve the historic character and sense of place within the nearby public realm. Where this concerns work within a Conservation Area this may be achieved through consultation with the District Conservation Officer. Outside of designated Conservation Areas the SCC Historic Environment Team should be consulted. Reference should also be made to the joint English Heritage and Department of Transport volume entitled 'Streets for All: West Midlands' and where appropriate to the SCC 'Conservation in the Highways' document⁸⁰¹ .

⁸⁰¹ Staffordshire County Council. 2011. Web:
<http://www.staffordshire.gov.uk/environment/eLand/HistoricEnvironment/BuiltEnvironment/ConservationintheHighwayGuidanceDocument2011.pdf>

4.9 HUCA 9: Stowe Street



4.9.1 Statement of heritage significance and built character

The HUCA is dominated by a built character of late 20th century date, although three historic buildings survive (cf. Map 23).

The origin of habitation within the HUCA is currently unclear. Slater argued that Stowe Street had formed part of the main focus of settlement in the early medieval period, but this has yet to be proven archaeologically (cf. map 4 and 2.3.2). The character of the built form, as depicted on historic maps, certainly suggests that it had developed by the medieval period where burgage plots appear to have been laid out along the street and Slater himself did not entirely rule out the possibility that it had been laid out over the strips of an open field (cf. 2.4.1.2 and Plate 3). Bassett, in his town analysis, suggested that an earlier line of the town ditch may have crossed through this HUCA and that the site of one of the town gates may therefore lie along this section of Stowe Street, although Slater contested these conclusions (cf. 2.4.1.3)⁸⁰².

The entire line of Stowe Street was altered during the late 20th century when it was redeveloped for housing. The alignment of the original street is barely legible within the townscape of the HUCA and is now a pedestrianised route; a new road, Stowe Road, having been constructed to the north. Stowe Road connects with a contemporary large road roundabout (HCT 'Major Road Scheme' on Map 23). However, despite this wholesale redevelopment two historic buildings were preserved as testimony to the antiquity of the area (cf. Plate 5). Both are timber framed buildings, one exhibiting a cruck frame. The Grade II Listed buildings, 41 to 47 Stowe Street, retain the evolution of their development through the centuries. Their earliest legible form

appears to date to the late 16th or 17th century, although an analysis of number 41 suggested 15th century origins⁸⁰³. The Grade II* Cruck House was restored to its late 15th or early 16th century form during the 1960s (Plate 30)⁸⁰⁴. Other timber framed, and potentially medieval, buildings were demolished as part of the redevelopment including the Seven Stars Public House which appeared to have been of at least 17th century origin⁸⁰⁵.

The only other extant historic building within the HUCA is the former red brick mid 19th century Stowe Elementary School; this building had been constructed at the extent of the town during that period⁸⁰⁶.



Plate 30: Cruck House, Stowe Street

4.9.2 Heritage values:

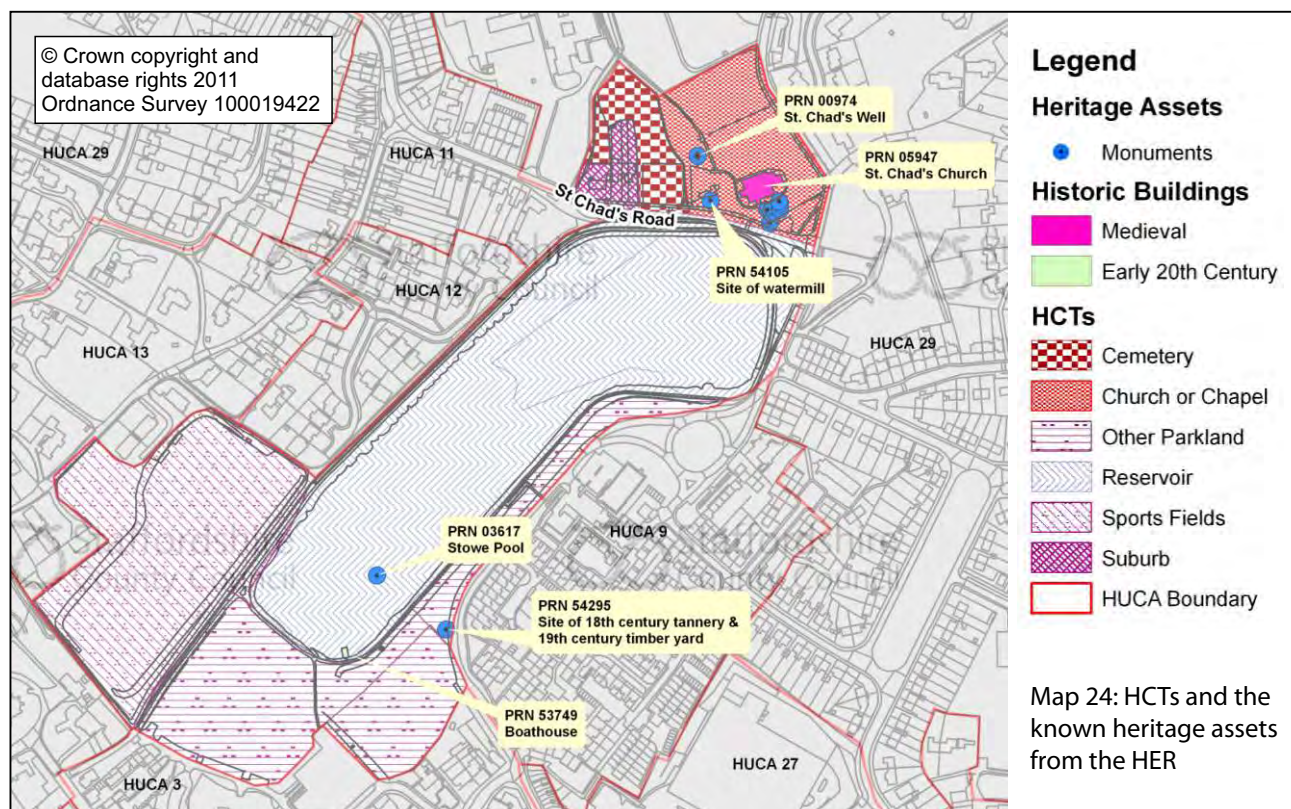
<p>Evidential value: The HUCA represents large-scale redevelopment during the late 20th century, however, there remains the potential for archaeological deposits to survive particularly within the extant open areas which could make important contributions to our understanding of the origins of Lichfield.</p>	<p>Medium</p>
<p>Historical value: The HUCA is dominated by late 20th century housing and road development, however, three historic buildings survive which contribute to the legibility of the history of settlement within this HUCA.</p>	<p>Medium</p>
<p>Aesthetic value: The integrity of the historic character of the HUCA has largely been lost, including the alignment of Stowe Street. However, the extant historic buildings, one of which is Grade II*, do make a positive contribution to its sense of place and local character.</p>	<p>Medium</p>
<p>Communal value: The HUCA mostly comprises private domestic dwellings. Interactions between the community and the heritage assets are only achievable from street level. However, the HUCA has the potential to make a considerable contribution to an understanding of the history of Lichfield</p>	<p>Low</p>

4.9.3 Recommendations

The heritage significance and values identify that even though the historic character was largely altered during late 20th century specific heritage assets contribute to a sense of history and the local character of the townscape.

- ◆ The sympathetic restoration or enhancement of the unlisted historic buildings in particular would strengthen the historic character and the quality of the wider townscape for the benefit of this and future generations (Bullet Point 10 of para 17 (Core planning principles) also paras. 126 and 131 of NPPF)⁸⁰⁷.
- ◆ Where works which may impact upon the Listed building and structures are proposed the applicant should seek to consult the Lichfield District Conservation Officer in the first instance. Advice should also be sought from English Heritage in respect of the Grade II* Church. Designated heritage assets and their settings are covered under para. 132 of NPPF⁸⁰⁸.
- ◆ There is a moderate potential for below ground archaeological deposits to survive within the HUCA. Where development may result in the loss of these heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance; this is supported in paras. 128 and 141 of NPPF⁸⁰⁹.

4.10 HUCA 10: Stowe Pool and St Chad's Church



4.10.1 Statement of heritage significance

The HUCA is covered by the Lichfield City Conservation Area (016) and is dominated by Stowe Pool and the parkland and sports fields lying at its south western end (cf. Map 13). These portions of the HUCA lie within the Grade II Registered Park and Garden 'Cathedral Close and Linear Park'⁸¹⁰.

At the north end of the Stowe Pool stands the Grade II* Listed St Chad's Church; there are significant views of St Chad's church across the Stowe Pool and from the church back towards the Cathedral (Plate 31 and Plate 7)⁸¹¹. The Grade II Listed St Chad's Well lies within the church yard and is believed to have 7th century origins⁸¹².

The early date of St Chad's Well ties in with the presumed origins of the church, which is associated with St Chad's retreat and place of death in the 670s (cf. 2.3.5). The earliest fabric within the extant church has been dated to the 12th century with later additions and alterations; some restoration work took place in the mid 19th century (cf. 2.4.4.6 and 2.6.5.3). There is documentary, and possibly structural evidence, for an anchorite during the medieval period perhaps suggesting that the church formed part of the pilgrimage trail to Lichfield at this time (cf. 2.4.4.6). Four headstones and a chest tomb, as well as the gate and railings to the churchyard, are Grade II Listed⁸¹³.



Plate 31: View of St Chad's Church from southern side of Stowe Pool

The only other buildings within the HUCA are 'The Well Cottage' and a group of late 20th century houses (HCT 'Suburb' on Map 24). The cottage stands in the vicinity of the site of Stowe Mill and mill house⁸¹⁴.

Stowe Mill may stand upon the site of one of two watermills recorded in Domesday Book; it was certainly extant by the early 14th century (cf. 2.3.3 and 2.4.2.4). The origins of the mill are intimately associated with the history of Stowe Pool; if Stowe Mill had pre-Conquest (1066) origins then it is likely that so does Stowe Pool (cf. 2.3.3)⁸¹⁵. Archaeological and map evidence indicates that the shape and extent of the pool are unlikely to have been static through time (cf. 2.4.2.4). The current extent of Stowe Pool was achieved in the mid 19th century when it was dredged to function as a reservoir; it was at this time that the watermill was demolished (cf. 2.6.3.3 and 2.6.2.4). A tannery existed on the southern side of Stowe Pool in the late 18th century; in an area which had formed part of the settlement (or burgage plots?) along Stowe Street in the medieval period (cf. HUCA 9)⁸¹⁶. The area of the former burgage plots lies within HCT 'Other Parkland' on Map 24 (cf. map 5). Given the early medieval and medieval archaeological discoveries within former burgage plots to the rear of Lombard Street in HUCA 3 there is also the potential for further important discoveries to be made in this area.

4.10.2 Heritage values

Evidential value: There is the potential for below ground archaeological deposits to survive associated with settlement at the rear of the former burgage plots along Stowe Street and associated with the site of the watermill. There is also archaeological potential in the area around St Chad's Church dating from the early medieval period onwards; the graveyard also has the potential to reveal significant information concerning the past inhabitants of the town as well as evidence for the remains of earlier religious activity.

High

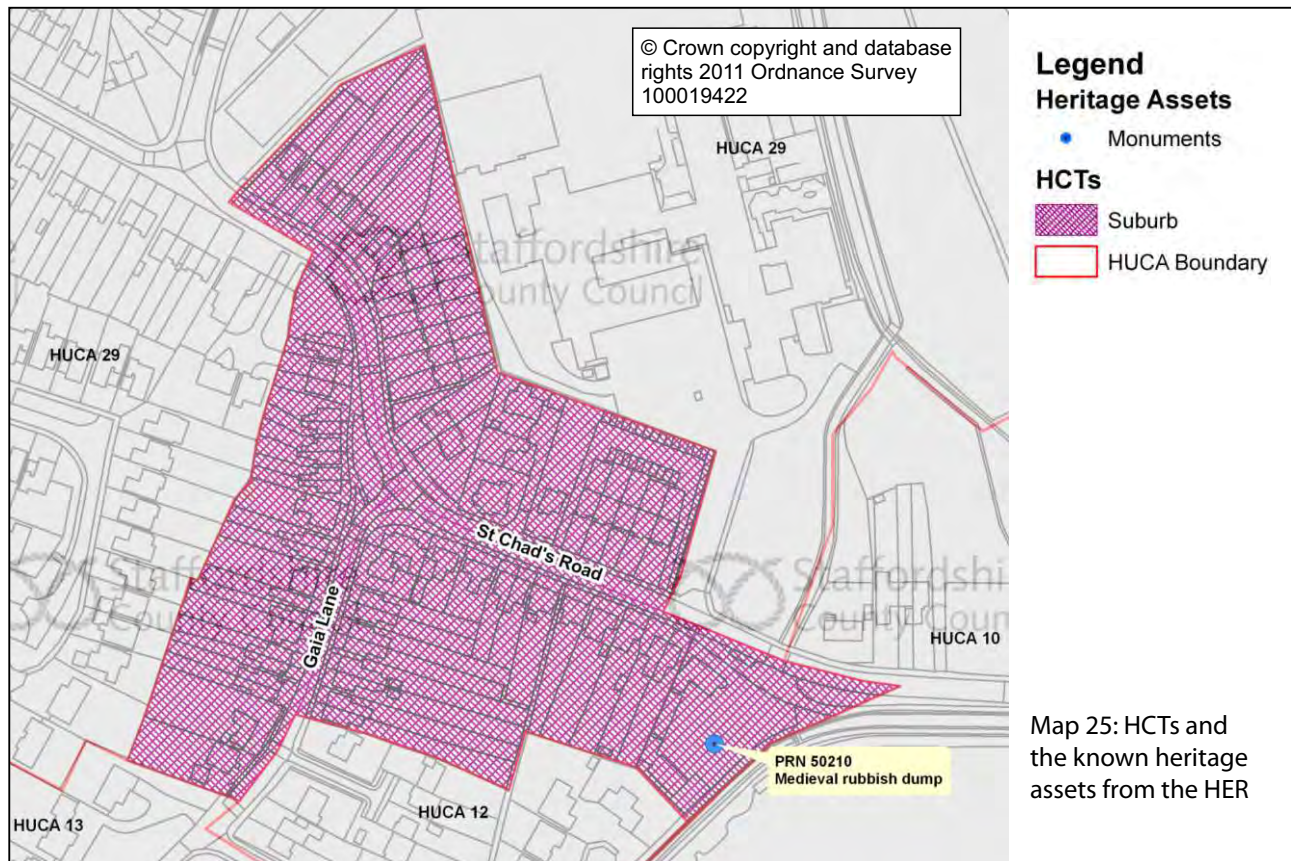
<p>Historical value: The HUCA is dominated by heritage assets most notably Stowe Pool and St Chad's Church. The views to and from the church across Stowe Pool are of particular historic importance.</p>	<p>High</p>
<p>Aesthetic value: Stowe Pool and the medieval church dominate the historic character of the HUCA. The importance of the heritage assets of the HUCA has been identified in the number of Listed buildings and structures as well as its incorporation into the Lichfield City Conservation Area and the Grade II Registered Park and Garden.</p>	<p>High</p>
<p>Communal value: Stowe Pool and the parkland provide invaluable public open space within the townscape. The views across Stowe Pool towards both the town and St Chad's Church have been identified making an important contribution to the character of the Conservation Area and can be enjoyed by visitors and the community alike⁸¹⁷.</p>	<p>High</p>

4.10.3 Recommendations

The assessment of the heritage significance and values makes explicit the importance of Stowe Pool, the historic buildings, the churchyard and the archaeological potential to the history and character of Lichfield.

- ◆ A statement of significance will be required to assess the impact of any proposed development upon the historic environment as part of any planning application to be made within this HUCA (cf. para. 128 of NPPF)⁸¹⁸.
- ◆ Any proposed works which may impact upon the Listed buildings and structures should be discussed with the Lichfield District Conservation Officer in the first instance. Advice should also be sought from English Heritage in respect of the Grade II* Church and from the Garden History Society should be consulted where works may impact upon the Registered Park and Garden. Designated heritage assets and their settings are covered under para. 132 of NPPF⁸¹⁹.
- ◆ There is a high potential for below ground archaeological deposits to survive within the HUCA. Where development may result in the loss of these heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance; this is supported in paras. 128 and 141 of NPPF⁸²⁰.

4.11 HUCA 11: Gaia Lane and St Chad's Road



4.11.1 Statement of heritage significance and built character

The HUCA is dominated by suburban expansion dating from the late 19th to the mid 20th century (cf. map 25 and map 12). The area of late 19th and early 20th century housing in particular has been incorporated into the Lichfield City Conservation Area (016) (cf. map 13). The properties lying on Gaia Lane, the south side of St Chad's Road and the white rendered cottage on the north side have all been identified as making a positive contribution to the history and character of the Conservation Area⁸²¹.

The late 19th and early 20th century properties are generally of red brick construction although one or two have been rendered. On the north side of Gaia Lane late 19th century terraced and detached houses dominate, whilst on the south side they are mostly early 20th century semi-detached houses. In St Chad's Road the early 20th century properties include both semi-detached and detached houses; the latter includes four contemporary properties each with a name and date plaque. The architectural detailing is more elaborate in the early 20th century properties.

The majority of the remaining houses are of mid 20th century date, but one 19th century cottage and several late 20th century terraces are also present. Consequently there is a wider variety of architecture and materials within this area.

The houses were largely built upon former field systems; to the north of St Chad's Road and east of Gaia Lane this appears to have been dominated by HCT 'Piecemeal Enclosure' which was probably created from the 17th century onwards (cf. 2.5.2.2 and map 7). This landscape had formed part of the open field systems which had surrounded the town during the medieval period and whose origins may have lay in the early medieval period (cf. map 6, 2.4.2.2 and 2.3.3). The south side of Gaia Lane lay partly within the Trunkfield valley and marshland may have dominated in this area prior to a period of drainage possibly occurring in the 18th century. A quantity of pottery sherds, mostly of 13th to 14th century date, and other waste was discovered during works in the early 21st century⁸²². However, as this was not investigated archaeologically the nature of this deposit is unclear. It may represent a rubbish pit associated with currently unknown medieval settlement within the vicinity or a dump deliberately located away from the areas of occupation.

4.11.2 Heritage values:

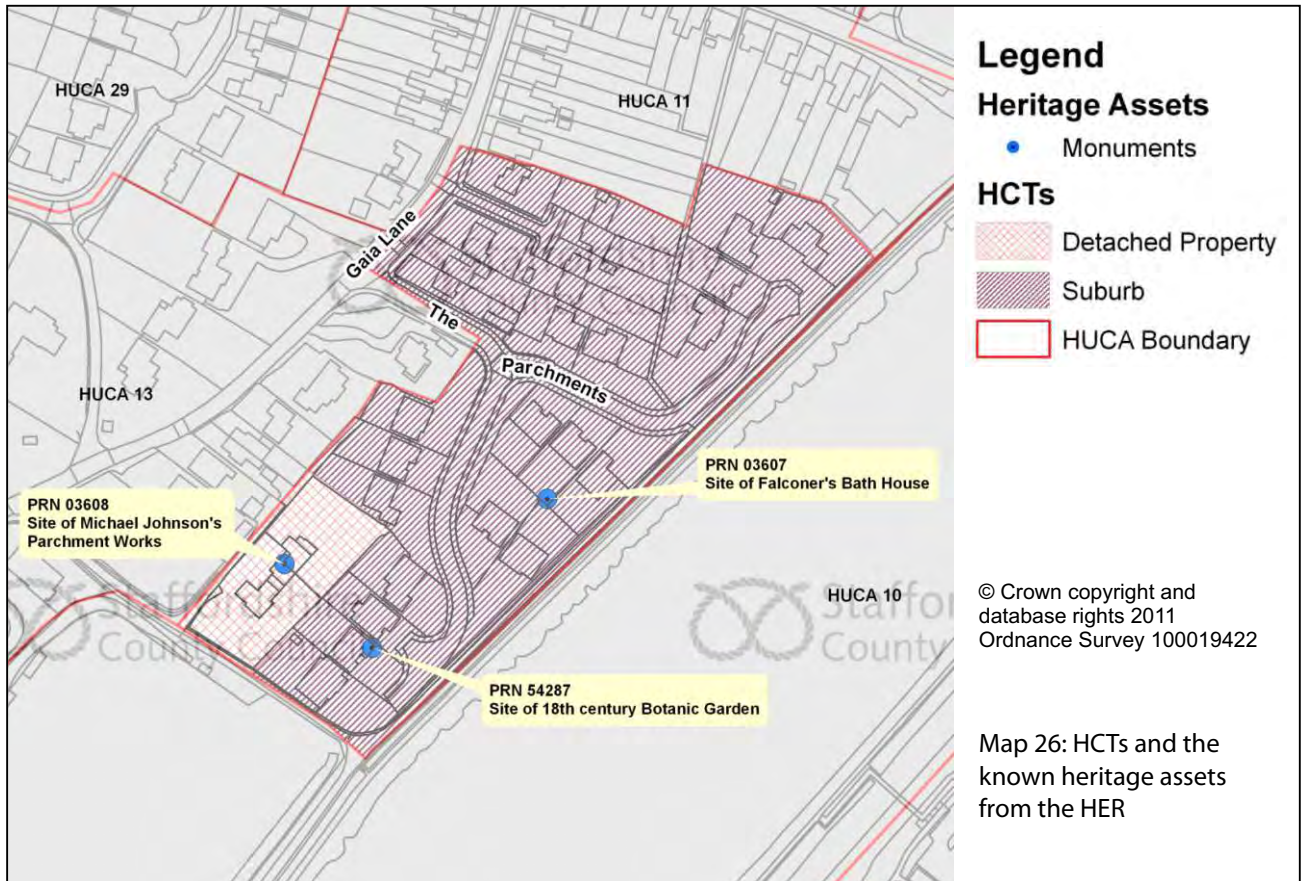
<p>Evidential value: There is the potential for archaeological deposits to survive within the Trunkfield Brook and there remains the potential for palaeoenvironmental remains associated with the town to survive within waterlogged deposits. The majority of the HUCA probably represented agricultural activities associated with the town's economy from at least the medieval period onwards.</p>	<p>Medium</p>
<p>Historical value: The HUCA is dominated by legible heritage assets in the form of the built environment. The differing architectural styles are testimony to the historic development of the character area over the last 100 years.</p>	<p>High</p>
<p>Aesthetic value: The integrity of the historic character is well preserved within the architecture of the late 19th and early 20th century houses. The importance of these buildings to the overall history and character of the wider townscape has been acknowledged in the inclusion within the Lichfield City Conservation Area (016).</p>	<p>High</p>
<p>Communal value: The HUCA comprises mostly domestic dwellings and the communal value, from a heritage perspective, is limited. However, an improved understanding of the contribution of the area to the historical development of the town could form part of a wider dissemination to the community and public.</p>	<p>Low</p>

4.11.3 Recommendations

The heritage significance and values have identified the importance of the late 19th and early 20th century suburban expansion to the townscape and this is reflected in its designation as part of the Conservation Area.

- ◆ The sympathetic restoration or enhancement of the historic buildings would strengthen the historic character and the quality of the wider townscape for the benefit of this and future generations (Bullet Point 10 of para 17 (Core planning principles) also paras. 126 and 131 of NPPF)⁸²³. Undesignated historic buildings should be considered for the local list.
- ◆ Where alterations or changes are proposed within or adjacent to the Conservation Area then the applicant should refer to the Lichfield City Conservation Area Appraisal and consult the Lichfield District Conservation Officer in the first instance⁸²⁴. The Conservation Area and its setting covered is para. 132 of NPPF⁸²⁵.
- ◆ There is a moderate potential for below ground archaeological deposits to survive within specific areas of the HUCA. Where development may result in the loss of these heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance; this is supported in paras. 128 and 141 of NPPF⁸²⁶.
- ◆ Any appropriate development within this HUCA should look to improve the historic character and sense of place within the nearby public realm. Where this concerns work within a Conservation Area this may be achieved through consultation with the District Conservation Officer. Outside of designated Conservation Areas the SCC Historic Environment Team should be consulted. Reference should also be made to the joint English Heritage and Department of Transport volume entitled 'Streets for All: West Midlands' and where appropriate to the SCC 'Conservation in the Highways' document⁸²⁷.

4.12 HUCA 12: The Parchments



4.12.1 Statement of heritage significance and built character

The HUCA is dominated by late 20th century suburban development lying adjacent to Stowe Pool. The houses are dominated by large detached properties lying along two long cul-de-sacs.

Little is known about Parchment House and Parchment Cottage, although it appears to have originated as a single detached property known as Parchment House which may have been extant in the late 18th century (HCT 'Detached Property' on map 26). The site is associated with Michael Johnson, the father of Samuel, who established a parchment works here in the late 17th century (cf. 2.5.2.4)⁸²⁸. It is currently unclear to what extent the parchment works was rebuilt and whether any extant fabric survives from the earlier industrial building.

In the late 18th century a bath house and botanic garden were established in the HUCA; the latter was associated with John Saville one of the Cathedral's Vicars Choral⁸²⁹. By the late 19th century the landscape immediately adjacent to Parchment House appears to have been operating as a market garden.

4.12.2 Heritage values:

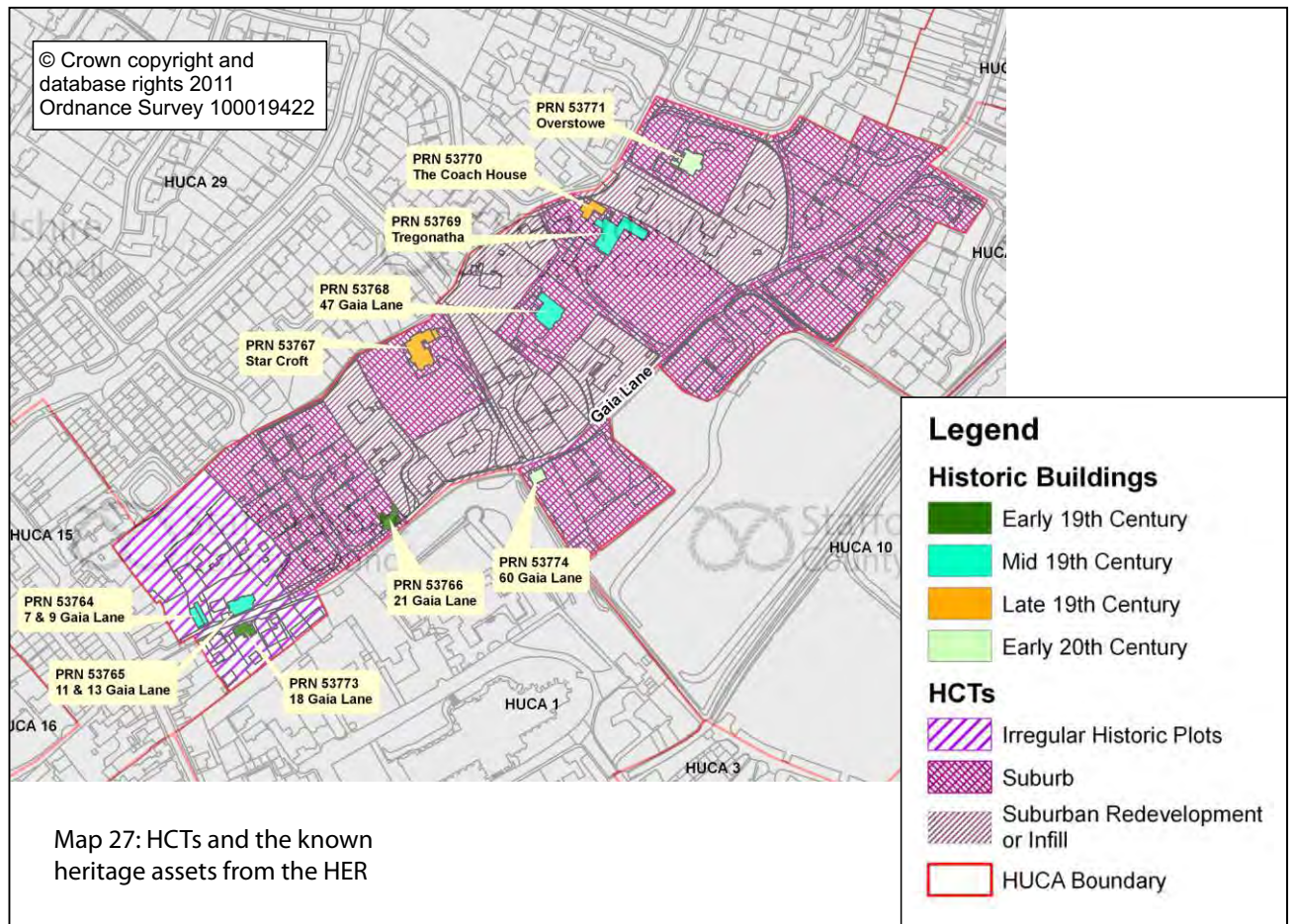
<p>Evidential value: There is the potential for features associated with the parchment works as well as the bath house and botanic garden to survive within the HUCA. However, this is likely to have been largely impacted by the subsequent development in the late 20th century. There may be the potential for architectural fabric relating to the parchment works to have been retained within the extant historic building.</p>	<p>Medium</p>
<p>Historical value: The subdivided Parchment House is the only legible heritage asset to survive within the HUCA.</p>	<p>Medium</p>
<p>Aesthetic value: Parchment House makes a positive contribution to the historic character of the HUCA, but it is not visible from street level. Consequently the predominant character is one of late 19th century detached houses.</p>	<p>Low</p>
<p>Communal value: The HUCA mostly comprises domestic dwellings and from a heritage perspective its value is limited.</p>	<p>Low</p>

4.12.3 Recommendations

The heritage significance and values have identified that Parchment House is the only heritage asset to survive within the HUCA.

- ◆ The sympathetic restoration or enhancement of the historic building would strengthen the historic character and the quality of the wider townscape for the benefit of this and future generations (Bullet Point 10 of para 17 (Core planning principles) also paras. 126 and 131 of NPPF)⁸³⁰.
- ◆ There is a moderate potential for below ground archaeological deposits to survive within specific areas of the HUCA. Where development may result in the loss of these heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance; this is supported in paras. 128 and 141 of NPPF⁸³¹.

4.13 HUCA 13: Gaia Lane



4.13.1 Statement of heritage significance and built character

There are a variety of dates for the housing which dominate this HUCA. However, its importance to the history and character of the wider townscape has been recognised by its inclusion in the Lichfield City Conservation Area (016). The only exceptions to this inclusion are the late 20th century houses lying at the northern end of Cathedral Rise (cf. Map 13).

The earliest properties stand at the western end of Gaia Lane and probably date to the early and mid 19th century (HCT 'Irregular Historic Plots' on map 27). The character of this part of the road is in stark contrast to the high density of the built environment and traffic levels along Beacon Street (cf. HUCA 15). The older properties, despite 20th century additions and alterations, retain their cottage character. Two late 20th century houses are representative of infilling in this portion of Gaia Lane; although the design of these properties sought to emulate the cottage character.

In the late 18th century the western section of Gaia Lane (HCT 'Irregular Historic Plots' on map 27) was largely comprised of paddocks⁸³². Small buildings are scattered along the northern side of the lane, which may represent domestic dwellings. To the south there stands a probable row of cottages, which was extant in the early 20th century. The white rendered 18 Gaia Lane, fronting directly onto the road, may represent the remains of part of this row of houses, or at least an early

19th century addition⁸³³. However, settlement along Gaia Lane is attested in medieval documents (cf. 2.4.1.4). Slater, in his town plan analysis, took this further suggesting that settlement along the northern side of Gaia Lane may have originated in the early medieval period (cf. 2.3.2). However, to date, this assertion has not been archaeologically tested.

Travelling eastwards along Gaia Lane from HCT 'Irregular Historic Plots' on map 27 the density of development lessens even further. On the southern side of the lane lies a red brick wall beyond which lies the moat and the Cathedral Close (cf. HUCA 1). On the northern side lines the only purpose built cul-de-sac within the HUCA, Cathedral Rise, with its detached houses. Two cottages survive within this area of late 20th century development⁸³⁴. Buildings on these two locations are shown on Snape's map (1781) and one or both may retain fabric earlier than their early 19th century appearance suggests.

The remainder of the northern side of Gaia Lane is dominated by large detached houses standing away from the roadside set in large gardens; however, the majority represent late 20th century infill. The character of this section of Gaia Lane has a greater rural feel because the houses lie off the lane. The lane is narrow and much of it is lined by hedgerow planting, some of it ornamental, and mature trees.

The earliest of the detached villas date between the mid to late 19th century and all, except Overstowe, are accessed from Gaia Lane along private drives (cf. HCT 'Suburbs' on map 27 and map 28)⁸³⁵. The original drive and southern gardens belonging to Overstowe were developed for two large houses in the late 20th century (part of HCT 'Suburban Redevelopment or Infill' on map 27).

On the southern side of Gaia Lane, at its eastern end, there are further detached houses of both mid and late 20th century date (cf. map 12).

These houses were originally constructed in a landscape of small paddocks which were given over to market gardening probably established in this area during the early 19th century (cf. 2.6.3.3).

4.13.2 Heritage values:

<p>Evidential value: There is the potential, particularly at the western end of Gaia Lane, for archaeological deposits relating to medieval and earlier settlement to survive. There is also the potential for the historic buildings in this area, and in particular numbers 21 and 29, to retain earlier fabric within their structures.</p>	<p>High</p>
<p>Historical value: The legible heritage assets date to the 19th century and comprise cottages (although some may have earlier fabric behind the facades) and large detached villas standing in large mature gardens. There are also views of the Cathedral Close within its historic buildings and the moat.</p>	<p>High</p>

⁸³⁶ Department for Communities and Local Government 2012. Web: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf>
⁸³⁷ Lichfield District Council 2008: 89-96
⁸³⁸ Department for Communities and Local Government 2012. Web: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf>
⁸³⁹ Ibid.
⁸⁴⁰ Staffordshire County Council. 2011. Web: <http://www.staffordshire.gov.uk/environment/eLand/HistoricEnvironment/BuiltEnvironment/ConservationintheHighwayGuidanceDocument2011.pdf>

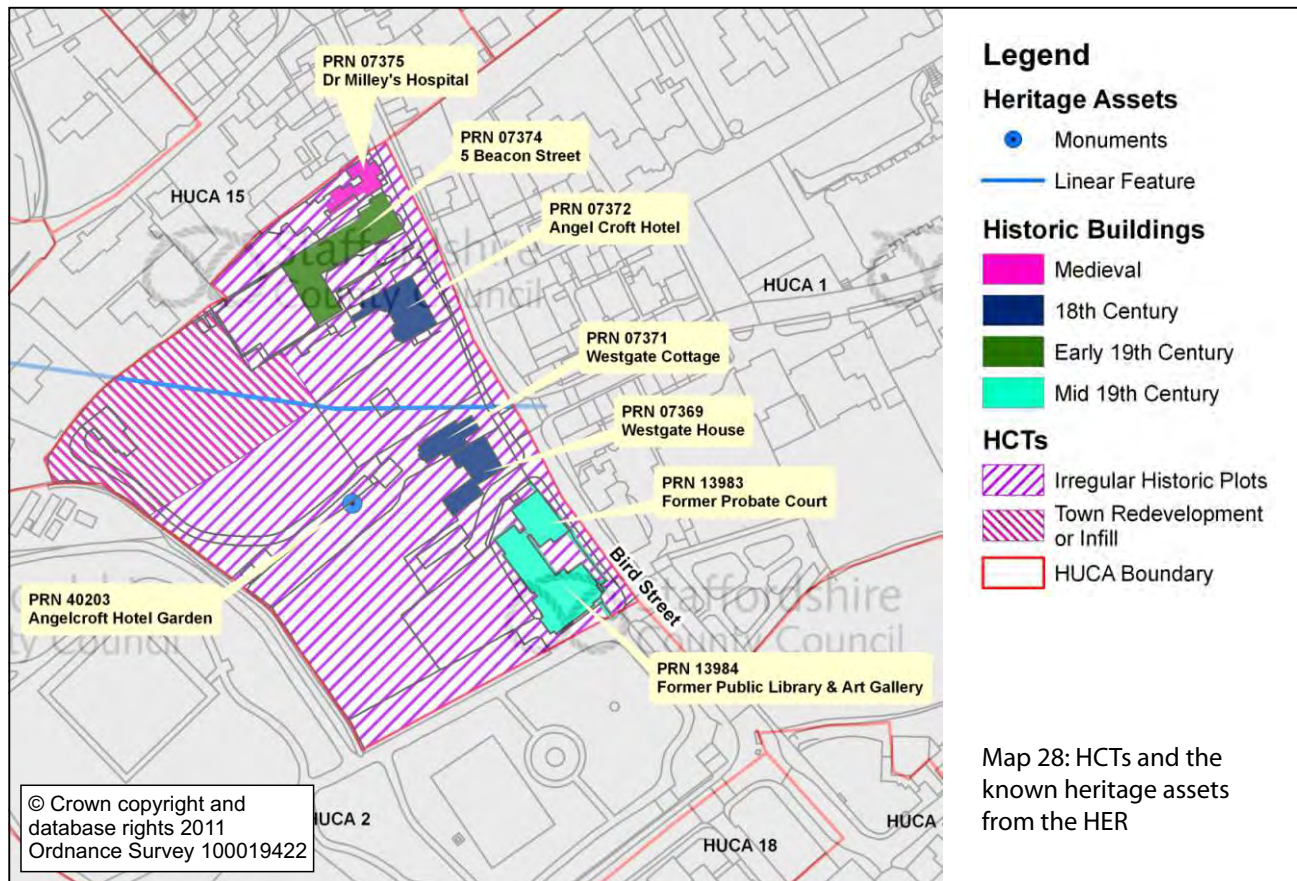
<p>Aesthetic value: The importance of the history and character of this HUCA is attested by its inclusion within the Lichfield City Conservation Area (016). The historic character is dominated by large houses, of a variety of dates, lying within large mature gardens along a narrow lane. At the western end the built heritage is more intimate and smaller cottages dominate.</p>	<p>High</p>
<p>Communal value: The HUCA mostly comprises domestic dwellings and from a heritage perspective its value is limited, although the lane itself provides good views of the Cathedral Close.</p>	<p>Low</p>

4.13.3 Recommendations

The heritage significance and values have identified the importance of the historic built environment to the character of this part of the townscape as well as the rural character of Gaia Lane itself.

- ◆ The sympathetic restoration or enhancement of the historic buildings would strengthen the historic character and the quality of the wider townscape for the benefit of this and future generations (Bullet Point 10 of para 17 (Core planning principles) also paras. 126 and 131 of NPPF)⁸³⁶. Undesignated historic buildings should be considered for the local list.
- ◆ Where alterations or changes within or adjacent to the Conservation Area should refer to the Lichfield City Conservation Area Appraisal and consult the Lichfield District Conservation Officer in the first instance⁸³⁷. The Conservation Area and its setting is covered under para. 132 of NPPF⁸³⁸.
- ◆ There is a high potential for below ground archaeological deposits to survive within specific areas of the HUCA as identified within 4.13.2. There is also the potential for the historic buildings to retain architectural elements which could inform their origins, development and function. Where development may result in the loss of these heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance; this is supported in paras. 128 and 141 of NPPF⁸³⁹.
- ◆ Any appropriate development within this HUCA should look to improve the historic character and sense of place within the nearby public realm. Where this concerns work within a Conservation Area this may be achieved through consultation with the District Conservation Officer. Outside of designated Conservation Areas the SCC Historic Environment Team should be consulted. Reference should also be made to the joint English Heritage and Department of Transport volume entitled 'Streets for All: West Midlands' and where appropriate to the SCC 'Conservation in the Highways' document⁸⁴⁰.

4.14 HUCA 14: Bird Street



4.14.1 Statement of heritage significance and built character

The HUCA lies within the Lichfield City Conservation Area (016) and there are two Grade II* Listed buildings and a further five which are Grade II Listed (cf. Map 13).

The earliest building within the HUCA is the early 16th century Grade II* Listed Milley's Hospital (cf. Plate 15)⁸⁴¹. It is a two storey building constructed of red brick with ashlar dressings; there have also been later additions and alterations particularly to the rear. It was constructed as an almshouse for women and was built upon the site of an earlier hospital (cf. 2.4.4.10 and 2.5.3.8). Plate 15 reveals that it lies somewhat lower than the current line of Bird Street and it has been suggested that this is because the original hospital was built within the town ditch (cf. 2.4.4.10). The location of the hospital may also suggest that this was the northern limit of the town during the medieval period because hospitals were usually located outside the town next to the gate to maximise their alms (cf. 2.4.4.10). That this HUCA lay within the medieval town boundary is also confirmed by documentary evidence (cf. 2.4.1.3)⁸⁴². However, the plan form of the property plots does not conform to the usual regularity of burgage plots (HCT 'Irregular Historic Plots' on Map

28). Slater, in his plan analysis, suggested that the irregularity may indicate medieval suburban expansion over open fields; however, he did not rule out the possibility that it relates to earlier, possibly early medieval settlement⁸⁴³. Low density development dominates the HUCA suggesting perhaps re-development in the 18th century, possibly corresponding with the gentrification of the Cathedral Close lying opposite (cf. HUCA 1). Ultimately, only archaeological intervention could determine the settlement origins and status of this area of Lichfield during the early medieval to post medieval periods.

The historic built environment, as noted above, is dominated by Listed buildings which date from the 18th to the mid 19th century (cf. Map 28). Three of these are large three storied properties of five bays all of probable 18th century to early 19th century origin and enclosed by cast iron railings and gates⁸⁴⁴. All are brick built, but the frontage to the Grade II Listed Westgate House is stucco⁸⁴⁵. Angel Croft is Grade II* and stands on the largest plot which forms a formal garden⁸⁴⁶. The exception to these large-scale properties is Grade II Listed Westgate Cottage which is a narrow two storey property, also stucco, which also dates to the 18th century⁸⁴⁷.

At the far southern end of the HUCA lying adjacent to Museum Gardens (HUCA 2) there are two mid 19th century public buildings. The Grade II Listed former public library and museum was built between 1857 and 1859 of buff-coloured brick; it forms part of the entrance to Museum Gardens⁸⁴⁸. To the north stands a purpose built probate court, constructed between 1856 and 1859⁸⁴⁹. The two have been extended to form one building and are in use as county council offices; the former library being used as a registry office (Plate 18⁸⁵⁰).

4.14.2 Heritage values

Evidential value: There is the potential for important archaeological deposits to survive within the HUCA which may inform the origins and form of settlement from the early medieval period onwards.	High
Historical value: The legible heritage assets dominate the HUCA and consist of two Grade II* and five Grade II Listed buildings	High
Aesthetic value: The historic character of the HUCA is predominately 18th and early 19th century in nature comprising mostly large detached properties standing behind railings; each within its own plot. The mid 19th century aspects relate to public buildings associated with Museum Gardens (HUCA 2). The importance of these heritage assets to the history and character of the wider townscape has been acknowledged by their Listed status and the inclusion in the Lichfield City Conservation Area (016).	High
Communal value: The properties comprise a mix of public and private buildings, but on the whole there are few opportunities for the community and visitors to directly experience them. They do, however, form an important part of the history of Lichfield.	Low

⁸⁵¹ Department for Communities and Local Government 2012. Web: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf>

⁸⁵² Ibid.

⁸⁵³ Lichfield District Council 2008: 136-142

⁸⁵⁴ Department for Communities and Local Government 2012. Web: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf>

⁸⁵⁵ Ibid.

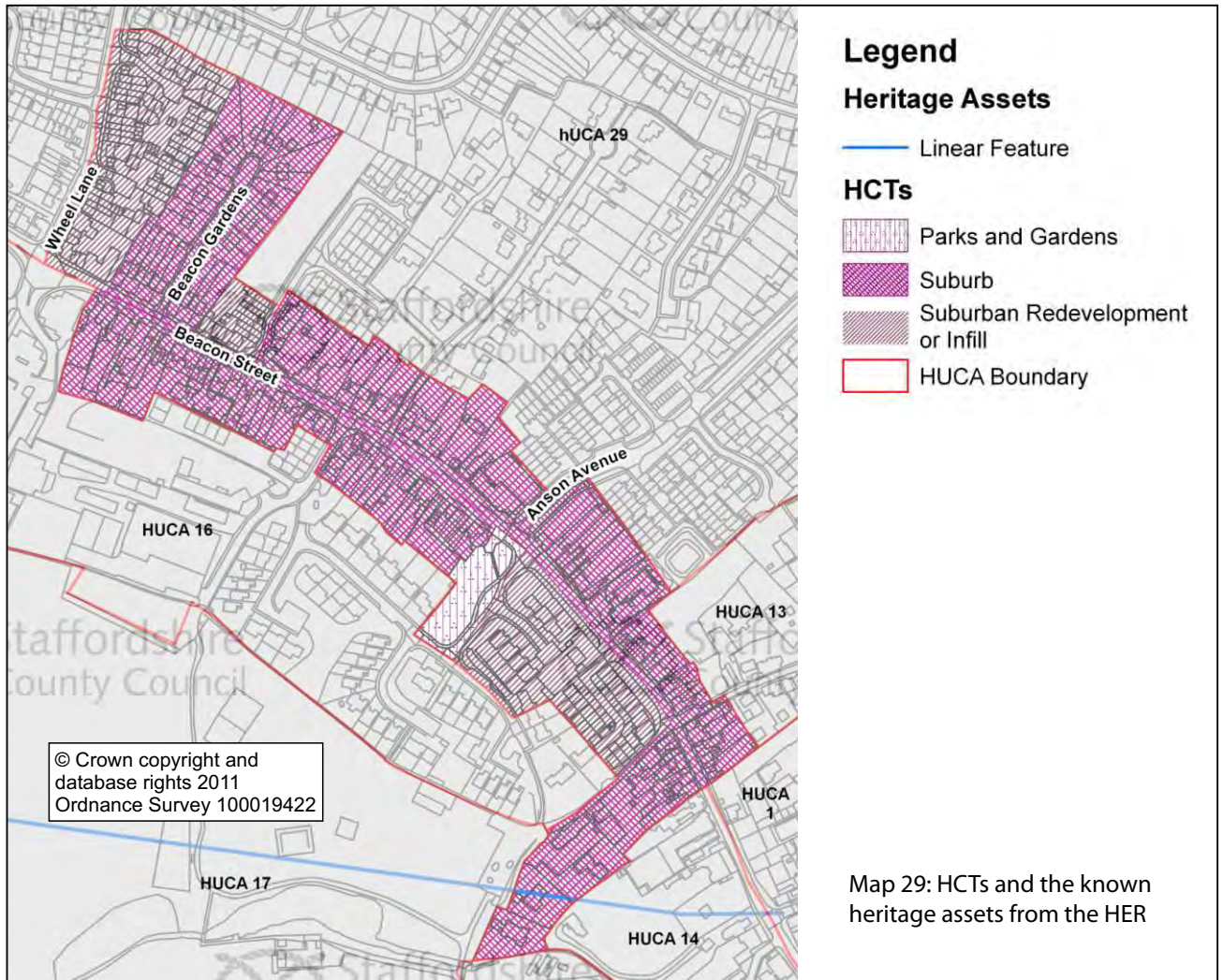
4.14.3 Recommendations

The heritage significance and values have identified the positive contribution that the historic buildings make to the character of the wider townscape.

- ◆ A statement of significance will be required to assess the impact of any proposed development upon the historic environment as part of any planning application to be made within this HUCA (cf. para. 128 of NPPF)⁸⁵¹.
- ◆ The sympathetic restoration or enhancement of the historic buildings would strengthen the historic character and the quality of the wider townscape and the Conservation Area for the benefit of this and future generations (Bullet Point 10 of para 17 (Core planning principles) also paras. 126 and 131 of NPPF)⁸⁵².
- ◆ There are designated heritage assets within the HUCA comprising both Grade II* and Grade II Listed buildings. Where alterations or changes are proposed to the buildings within the Conservation Area then the applicant should refer to the Lichfield City Conservation Area Appraisal and consult the Lichfield District Conservation Officer in the first instance⁸⁵³. Any works on or within the vicinity of the Grade II* Listed Buildings should consult English Heritage during the planning stage. All of the designated heritage assets and their settings are covered under para. 132 of NPPF⁸⁵⁴.
- ◆ There is a high potential for below ground archaeological deposits to survive across the HUCA. There is also the potential for the historic buildings to retain architectural elements which could inform as to their origins, development and function. Where development may result in the loss of these heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance; this is supported in paras. 128 and 141 of NPPF⁸⁵⁵.
- ◆ Any appropriate development within this HUCA should look to improve the historic character and sense of place within the nearby public realm. Where this concerns work within a Conservation Area this may be achieved through consultation with the District Conservation Officer. Outside of designated Conservation Areas the SCC Historic Environment Team should be consulted. Reference should also be made to the joint English Heritage and Department of Transport volume entitled 'Streets for All: West Midlands' and where appropriate to the SCC 'Conservation in the Highways' document⁸⁵⁶.

⁸⁵⁶ Staffordshire County Council. 2011. Web: <http://www.staffordshire.gov.uk/environment/eLand/HistoricEnvironment/BuiltEnvironment/ConservationintheHighwayGuidanceDocument2011.pdf>

4.15 HUCA 15: Beacon Street



4.15.1 Statement of heritage significance and built character

The importance of this HUCA to the history and character of Lichfield has been acknowledged by the number of Listed buildings and its incorporation in the Lichfield City Conservation Area (016) (cf. Map 13). There are fourteen Grade II Listed buildings lying within the HUCA and a further 36 historic buildings have been identified as making a positive contribution to the Conservation Area⁸⁵⁷. Only the early 20th century properties on Beacon Gardens and the late 20th century redevelopment on the eastern side of Wheel Lane are excluded from the Conservation Area.

The HUCA represents one of the earliest areas of suburban expansion at Lichfield. Documentary evidence suggests that it had occurred to the north of the town gate by the 13th century (cf. 2.4.1.4). However, it is not clear how far it may have extended along Beacon Street by the end of the medieval period. Map 5, which is based upon Slater's town analysis as well as historic mapping, suggests perhaps intermittent development on the western side, but there remains the possibility for settlement shrinkage where fields are speculated. Overall Slater came to no firm

conclusions about the origins or nature of settlement along Beacon Street⁸⁵⁸. He did, however, raise the possibility that the southern end of the HUCA may have formed part of the early medieval settlement associated with the Cathedral (cf. 2.3.2 and map 4). Speed's map (1610) suggested that suburban development had occurred along the entire length of the road within the HUCA, with the exception of the area immediately to the north of Shaw Lane (cf. map 7).

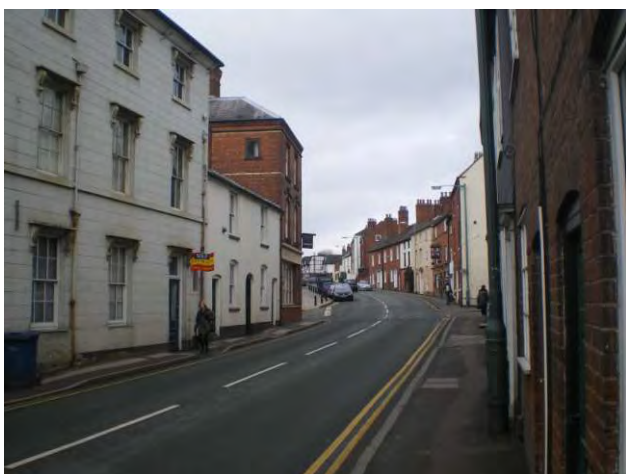


Plate 32: Beacon Street

The built character of the HUCA exhibits a variety of architectural styles from a number of periods (Plate 32 and Plate 33). The earliest known property is the Grade II Listed Ardmere Cottage, a two storey timber framed property, of late 17th/early 18th century date (cf. Map 29)⁸⁵⁹. The remainder of the historic buildings are mostly 18th or 19th century in date, although there remains the potential for earlier fabric to survive within the structures (cf. Map 29). The majority of the properties lying to the south of Anson Avenue, both historic and modern, are predominantly three storeys and built of red brick. On the western side of Beacon Street HCT 'Suburban Redevelopment or Infill' dates to the early 21st century and the design clearly aims to reflect the historic character of the surrounding properties (cf. Plate 33). To the north of Anson Avenue, however, the properties are mostly

one and half or two story and the many of the historic buildings have been rendered or painted.



Plate 33: Early 21st century redevelopment on Beacon Street

The property standing on the junction of Wheel Lane and Beacon Street was in use as a malthouse by 1877 and was converted to an engineering works in 1918⁸⁶⁰. It was one of the few industrial buildings within the HUCA, but has since been converted to domestic use. The site to the rear was redeveloped in the late 20th century (HCT 'Suburban Redevelopment or Infill' on Map 29).

4.15.2 Heritage values:

<p>Evidential value: There is the potential for archaeological deposits to survive particularly relating to medieval and post medieval suburban activity which could elucidate the confusion over their development. There is also the potential for early medieval archaeological deposits to survive. There is also the potential for the historic buildings to retain earlier fabric within their cores.</p>	<p>High</p>
<p>Historical value: Heritage assets still dominate the HUCA and include numerous Listed and locally important historic buildings.</p>	<p>High</p>
<p>Aesthetic value: The importance of individual heritage assets to the historic character of the HUCA has been identified through the Listing process and the inclusion of the area in the Lichfield City Conservation Area (016). The unlisted historic buildings also make a positive contribution to the integrity of the historic character of the HUCA. There has been some late 20th/early 21st century, but the most recent of this has sought to reflect the overall historic character. The overall piecemeal nature of development contributes to the sense of place.</p>	<p>High</p>
<p>Communal value: The HUCA mostly comprises private domestic dwellings. Interactions between the community and the heritage assets are only achievable from street level.</p>	<p>Low</p>

4.15.3 Recommendations

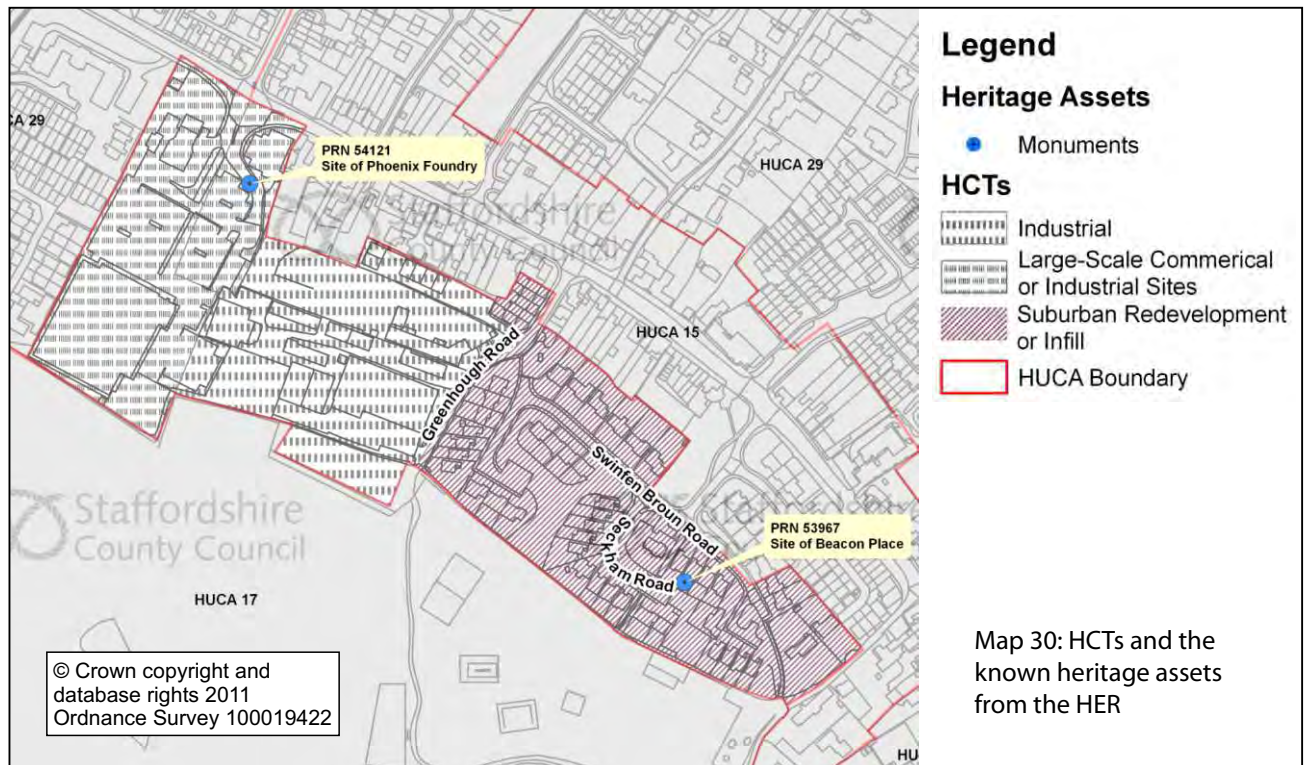
The assessment of the heritage significance and values has identified the importance of the heritage assets of this HUCA to an understanding of the wider townscape as well as its own sense of place.

- ◆ A statement of significance will be required to assess the impact of any proposed development upon the historic environment as part of any planning application to be made within this HUCA dependant upon the nature and scale of any proposals (cf. para. 128 of NPPF)⁸⁶¹.
- ◆ The sympathetic restoration or enhancement of the historic buildings, both Listed and unlisted, would strengthen the historic character and the quality of the wider townscape for the benefit of this and future generations (Bullet Point 10 of para 17 (Core planning principles) also paras. 126 and 131 of NPPF)⁸⁶². Any future new build within the HUCA should also seek to reflect the historic character.
- ◆ The heritage assets could make a positive contribution to economic regeneration of the town. In particular the promotion of the re-use of historic buildings to contribute to sustainable development is recommended (paras. 126 and 131 of NPPF). High quality design which is

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

- ◆ Where alterations or changes are proposed within or adjacent to the Conservation Area and/or any of the Listed Buildings then the applicant should refer to the Lichfield City Conservation Area Appraisal and the Lichfield District Conservation Officer should be consulted in the first instance⁸⁶³. All of the designated heritage assets and their settings are covered under para. 132 of NPPF⁸⁶⁴.
- ◆ There is a high potential for below ground archaeological deposits to survive within particular areas of the HUCA. There is also the potential for the historic buildings to retain architectural elements which could inform their origins and function. Where development may result in the loss of these heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance; this is supported in paras. 128 and 141 of NPPF⁸⁶⁵.
- ◆ Any appropriate development within this HUCA should look to improve the historic character and sense of place within the nearby public realm. Where this concerns work within a Conservation Area this may be achieved through consultation with the District Conservation Officer. Outside of designated Conservation Areas the SCC Historic Environment Team should be consulted. Reference should also be made to the joint English Heritage and Department of Transport volume entitled 'Streets for All: West Midlands' and where appropriate to the SCC 'Conservation in the Highways' document⁸⁶⁶.

4.16 HUCA 16: South of Beacon Street



4.16.1 Statement of heritage significance

The HUCA lies to the rear of the historic properties standing on the southern side of Beacon Street; the latter lies within the Lichfield City Conservation Area (cf. HUCA 15 and map 13). The historic character of the HUCA is dominated by late 20th century residential and commercial development (HCTs 'Large-scale Commercial or Industrial Sites' and 'Suburban Redevelopment or Infill' on map 30).

The late 20th century residential development comprises single and two storied detached properties lying along a series of cul-de-sacs. The houses standing on the northern side of Swinfen Broun Road and Greenhough Road, were built within the backplots of the properties standing on Beacon Street. These plots are probably of medieval origin (cf. map 5). The houses on north side of Seckham Road were built upon the site of Beacon Place with the remaining houses being constructed within its landscape park (cf. map 8). Beacon Place was a large house which was built in the late 18th century; its landscape park was probably contemporary⁸⁶⁷.

The industrial and commercial character of the HUCA dates from the mid 20th to the late 20th century. The HCT 'Large-scale Commercial or Industrial Site' represents a supermarket and its associated car parking; it was built upon the site of mid 20th century small-scale industrial development of which HCT 'Industrial' is the sole remainder (cf. map 30).

The industrial sites were mostly constructed on a field system dominated by HCT 'Piecemeal Enclosure' which was probably created from the 17th century onwards; of which a small area survives to the north (cf. map 31 and 2.5.2.2). This landscape had formed part of the open field

systems which surrounded the town during the medieval period and whose origins may have lay in the early medieval period (cf. 2.4.2.2 and 2.3.3).

The site of Phoenix Foundry lies on the southern side of Beacon Street within the car park of the supermarket⁸⁶⁸. The site was a brewery by the late 19th century, but was redeveloped circa 1898 as a foundry. Surviving archaeological deposits have the potential to contribute significantly to the development of the site as well as late 19th century metal working and more general working conditions.

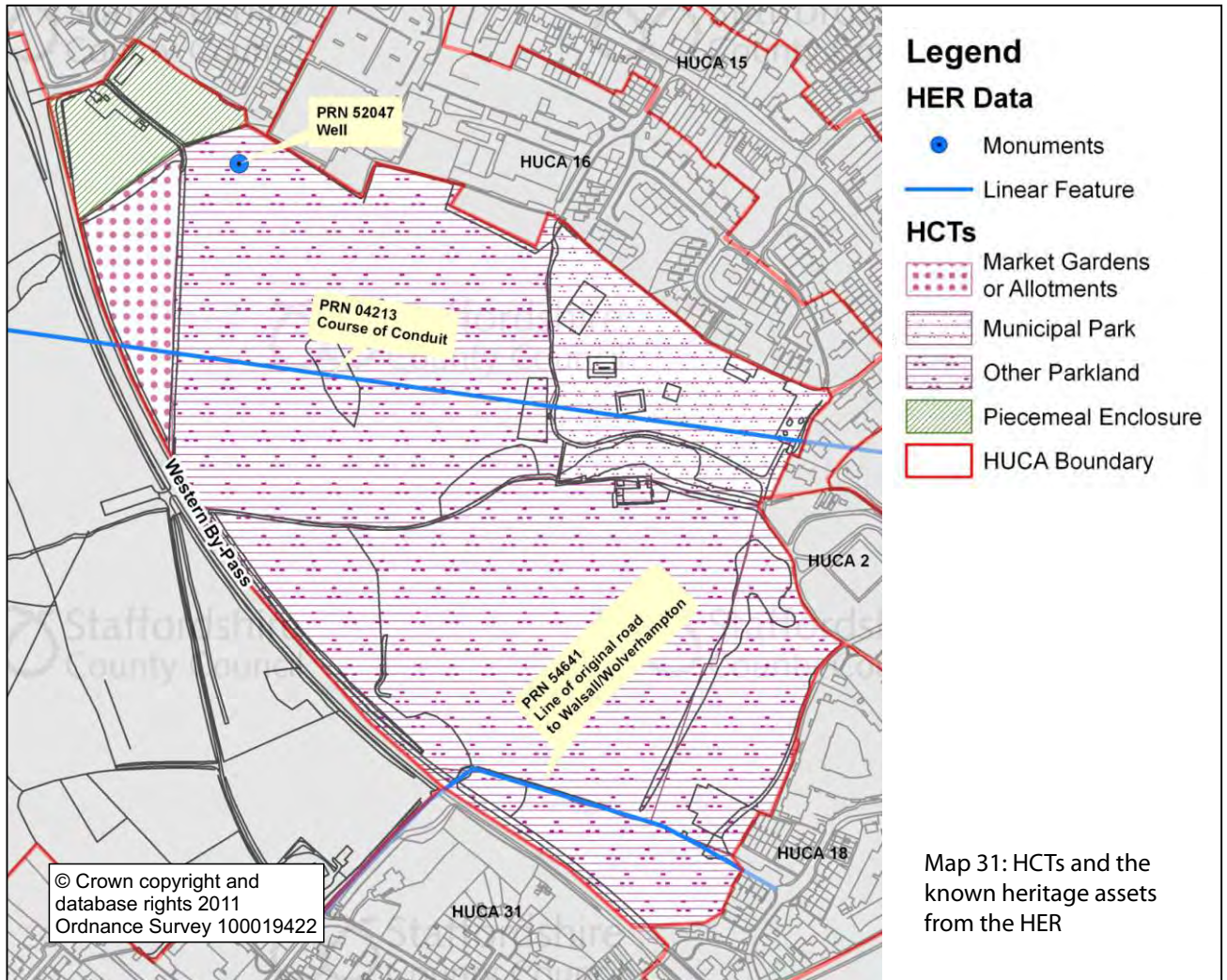
Evidential value: There is the potential for archaeological deposits to survive associated with the backplots along Beacon Street and on the site of Beacon Place. However, redevelopment in the late 20th century may have impacted upon their survival. There may be greater potential for archaeological deposits to survive associated with the foundry lying beneath the car park.	Medium
Historical value: There are no surviving legible heritage assets within the character area.	Low
Aesthetic value: The character of the HUCA relates to mid and late 20th century development	Low
Communal value: From a heritage perspective the communal value is low.	Low

4.16.3 Recommendations

The heritage significance and values have identified that there may be the potential for below ground archaeological deposits to survive associated with medieval and late 18th century settlement and a 19th century forge.

- ◆ There is a moderate potential for below ground archaeological deposits to survive across parts of the HUCA. Where development may result in the loss of these heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance; this is supported in paras. 128 and 141 of NPPF⁸⁶⁹.

4.17 HUCA 17: Beacon Park



4.17.1 Statement of heritage significance and built character

The HUCA is characterised by an open landscape comprised of parkland, a golf course, allotments and a small area of surviving fields (cf. map 31). The parkland and golf course, the latter established during the late 20th century, all form part of the Grade II Registered Park and Garden 'Cathedral Close and Linear Park'⁸⁷⁰.

Beacon Park was created in the mid 20th century, but the majority of its area had earlier formed an early 19th century landscape park to Beacon Place (cf. HUCA 16 and map 8). The fish pond within the parkland is one of the surviving features from the earlier landscaping. It was created by damming a section of the Trunkfield Brook which flows through the HUCA in an easterly direction.

The HUCA is bounded to the west by the Western-by-pass which was constructed circa 1960 (cf. 2.7.5.2). The new road cut an earlier route between Lichfield and Walsall/Wolverhampton to the south west which may have had at least medieval origins⁸⁷¹. The earlier landscape had been

comprised of a field system dominated by HCT 'Piecemeal Enclosure' which was probably created from the 17th century onwards; of which a small area survives to the north (cf. map 31 and 2.5.2.2). This landscape had formed part of the open field systems which had surrounded the town during the medieval period and whose origins may have lay in the early medieval (cf. 2.4.2.2 and 2.3.3).

The projected line of the medieval lead conduit providing water from Pipe, to the west, to the Cathedral Close crosses through the HUCA (cf. map 31)⁸⁷².

4.17.2 Heritage values:

Evidential value: The HUCA had formed part of the agricultural hinterland of the town in the medieval period and was divided into individual ownership from the 17th century onwards. There does, however, remain the potential for the medieval conduit survives below ground.	Low
Historical value: Features relating to the early 19th century landscape park are fossilised within the HUCA, the most significant of these is the pond.	Medium
Aesthetic value: The importance of the much of the land within the HUCA to the history and character of Lichfield has been acknowledged through its incorporation into the Grade II Registered Park and Garden.	High
Communal value: Beacon Park forms an important public asset to both visitors and the community alike. Much of the remaining HUCA is accessible only to certain individuals.	Medium

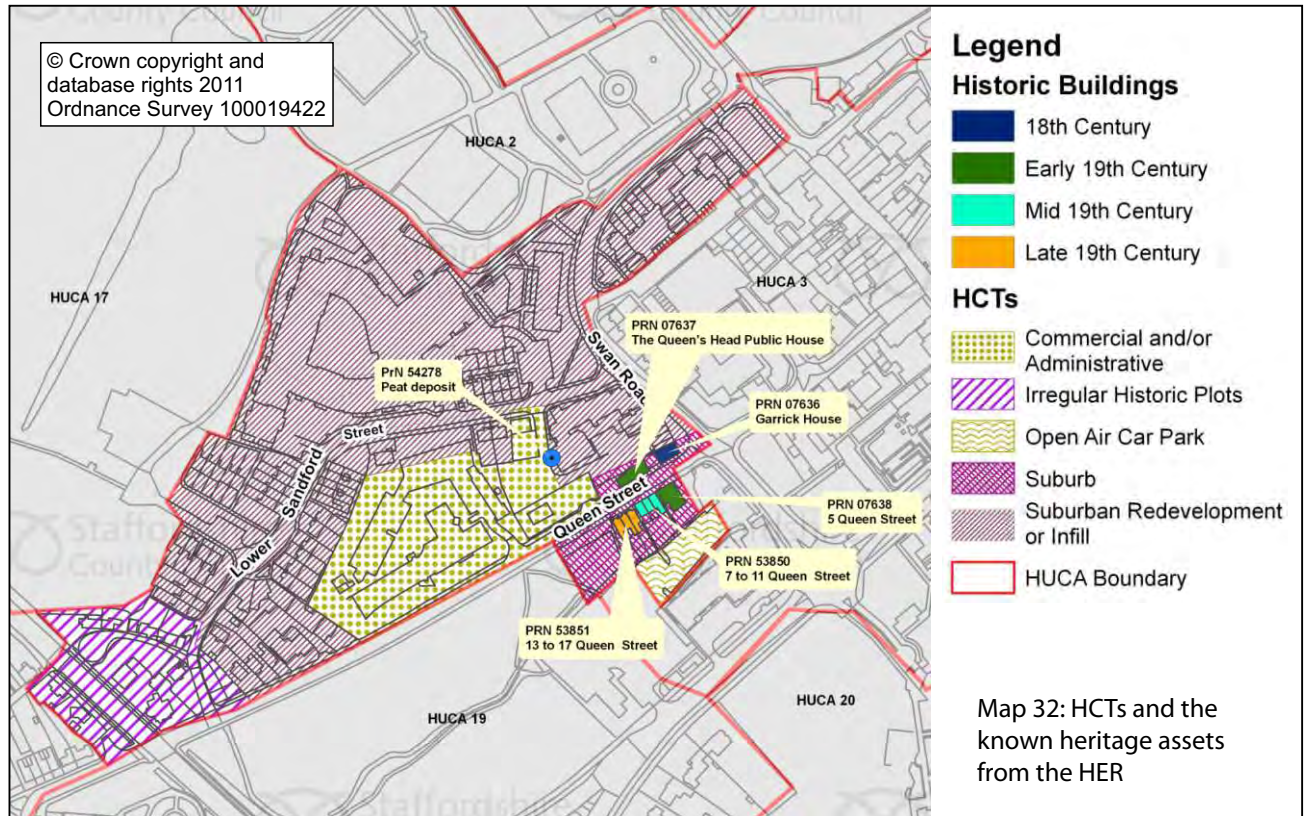
4.17.3 Recommendations

The assessment of heritage significance and values reveals that some of the character and features of the early 19th century parkland survive as does a small portion of the post medieval field system.

- ◆ Any works planned to be carried out within the HUCA should refer the Garden History Society within the area and adjacent to the Registered Park and Garden. The Registered Park and Garden and its setting is covered under para. 132 of NPPF⁸⁷³.

◆ Overall there is a low potential for below ground archaeological deposits to survive within the HUCA. However, further research may alter our understanding of this potential and where development may be deemed to result in the loss of heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance. This is supported in para. 141 of NPPF⁸⁷⁴.

4.18 HUCA 18: Sandford Street and Queen Street



4.18.1 Statement of heritage significance and built character

Queen Street is the principle route crossing the HUCA and its straight alignment is indicative of its more recent origins. It was constructed in the 1830s to replace the more circuitous route of the earlier Sandford Street which is extant to the north (cf. 2.6.4.1). The earliest extant buildings within the HUCA stand at the eastern end of Queen Street three of which are Grade II Listed⁸⁷⁵. This is also the only portion of this HUCA to lie within the Lichfield City Conservation Area (016) (cf. Map 13). The earliest of these properties pre-dates the construction of Queen Street; Garrick House was built circa 1770⁸⁷⁶. The remaining properties date from the mid to late 19th century and include two short rows of terraces both of which have been identified as making a positive contribution to the Conservation Area⁸⁷⁷. Other than a 20th century garage this is the extent of settlement along the southern side of Queen Street.

Sandford Street was the original route to Walsall and was probably of at least medieval date. Settlement is first recorded within this HUCA in the late 15th century when it was described as 'Sandford across the water' (cf. 2.4.1.4 and map 5). This area of settlement was entirely redeveloped between the mid 20th and early 21st century (HCT 'Suburban Redevelopment or Infill' on map 32). The mid 20th century buildings are all small-scale residential properties fronting onto either Sandford Street or Queen Street; a few similar properties were built in the late 20th century on the north side of Sandford Street. The remaining late 20th and early 21st century are all large-scale buildings; some domestic and some commercial or administrative (cf. map 32 and map 12).

The late 20th century redevelopment lying between Sandford Street and Queen Street comprises Alexandra House, a large brick built three storey office block (HCT 'Commercial and/or Administrative' on map 32). It was built upon the site of a mid 19th century gas works.

At the far western end of the HUCA there are a number of properties comprising rows of cottages and red brick detached houses along Lower Sandford Street and Townfields (HCT 'Irregular Historic Plots on map 32). This development is probably associated with an expansion of the settlement to the east during the late 19th century. The narrow lane 'Townfields' was terminated by the construction of the Western By-Pass in circa 1960; a short section survives on the western side of the by-pass beyond the EUS project area.

Other than the medieval and later settlement along Sandford Street much of the remaining landscape to the north and south probably formed marshland and may account for the circuitous route of Sandford Street (cf. 2.4.1.5). The nature of this earlier landscape was to some degree confirmed by the discovery of approximately 7.2m of peat deposits discovered in the area of the gas works in 1910⁸⁷⁸. One of the projected routes of the medieval town ditch is also believed to have crossed the formerly marshy land of the HUCA (cf. 2.4.1.3).

The western end of the HUCA (in the area of the HCT 'Irregular Historic Plots') had formed part of a field system dominated by HCT 'Piecemeal Enclosure' which was probably created from the 17th century onwards; of which a small area survives to the north (cf. map 32 and 2.5.2.2). This landscape had formed part of the open field systems which had surrounded the town during the medieval period and whose origins may have lay in the early medieval period (cf. 2.4.2.2 and 2.3.3).

4.18.2 Heritage values

<p>Evidential value: Despite redevelopment in the 20th and early 21st century there remains the potential for below ground archaeological deposits to survive associated with medieval and later settlement along the extent of Sandford Street. Paleoenvironmental deposits may survive within the areas of former marshland which could contribute significantly to our understanding of the earlier landscape.</p>	<p>Medium</p>
<p>Historical value: A number of historic buildings survive within the HUCA along Queen Street and Lower Sandford Street/Townfields, which contribute to an understanding of the development of the HUCA. The circuitous alignment of Sandford Street is also legible within the townscape.</p>	<p>Medium</p>

<p>Aesthetic value: The integrity of the HUCA has been impacted by the redevelopment of much of the townscape throughout the mid 20th to early 21st century. However, there are areas where the historic townscape is still legible including the eastern end of Sandford Street where the historic properties include three Grade II Listed buildings and are incorporated into the Lichfield City Conservation Area (016). The alignment of Sandford Street contrasts with the regularity of the early 19th century Queen Street.</p>	<p>Medium</p>
<p>Communal value: The HUCA comprises mostly private domestic dwellings and from a heritage perspective its value is limited.</p>	<p>Low</p>

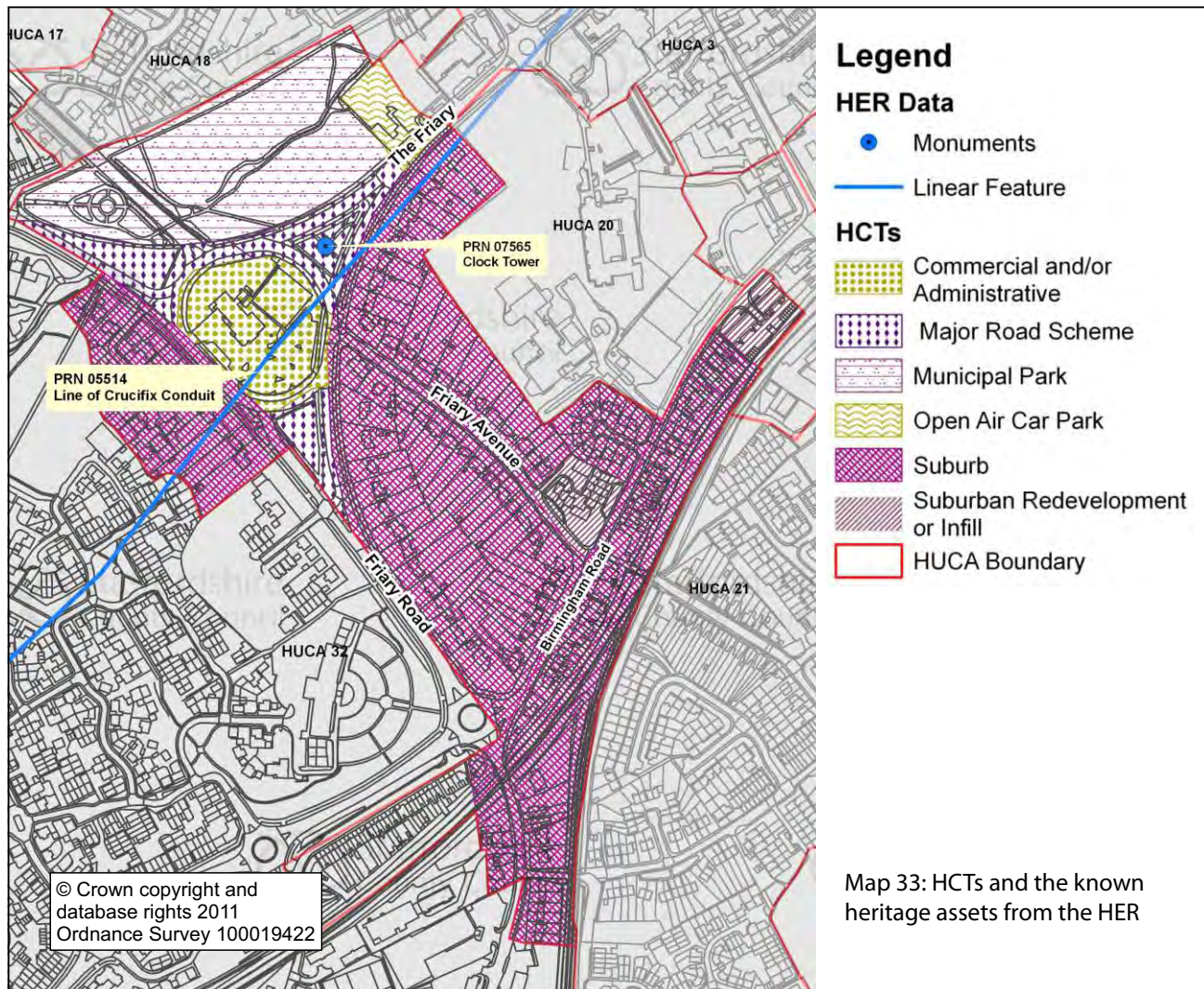
4.18.3 Recommendations

The assessment of the heritage significance and values reveal that where the heritage assets survive they contribute to a sense of place within this portion of the townscape. The contrasting alignment of Sandford Street and Queen Street also contribute to the sense of place. There is also a degree of archaeological potential which could significantly contribute to an understanding of the historic landscape and development of Lichfield's suburbs.

- ◆ The sympathetic restoration or enhancement of the historic buildings, both Listed and unlisted, would strengthen the historic character and the quality of the wider townscape and the Conservation Area for the benefit of this and future generations (Bullet Point 10 of para 17 (Core planning principles) also paras. 126 and 131 of NPPF)⁸⁷⁹. Undesignated historic buildings should be considered for the local list to ensure their contribution to a sense of place for the community and future generations.
- ◆ Where alterations or changes are proposed within or adjacent to the Conservation Area and/or any of the Listed Buildings then the applicant should refer to the Lichfield City Conservation Area Appraisal and consult the Lichfield District Conservation Officer in the first instance⁸⁸⁰. All of the designated heritage assets and their settings are covered under para. 132 of NPPF⁸⁸¹.
- ◆ There is a moderate potential for below ground archaeological and palaeoenvironmental deposits to survive within the HUCA. Where development may result in the loss of these heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance; this is supported in paras. 128 and 141 of NPPF⁸⁸².
- ◆ Any appropriate development within this HUCA should look to improve the historic character and sense of place within the nearby public realm. Where this concerns work within a Conservation Area this may be achieved through consultation with the District Conservation Officer. Outside of designated Conservation Areas the SCC Historic Environment Team should be consulted. Reference should also be made to the joint English Heritage and Department of Transport volume entitled 'Streets for All: West Midlands' and where appropriate to the SCC 'Conservation in the Highways' document⁸⁸³.

⁸⁸³ Staffordshire County Council, 2011. Web: <http://www.staffordshire.gov.uk/environment/eLand/HistoricEnvironment/BuiltEnvironment/ConservationintheHighwayGuidanceDocument2011.pdf>

4.19 HUCA 19: Festival Gardens and Friary Road



4.19.1 Statement of heritage significance and built character

The HUCA is dominated by mid 20th century development both roads and housing. Festival Park was also established during the mid 20th century (HCT 'Municipal Park' on map 33). The Friary and Friary Avenue were both constructed in the late 1920s and a large roundabout was constructed around the early 20th century 'Bowling Green Inn' (HCT 'Major Road Scheme' and 'Commercial and/or Administrative' on map 33). The Grade II Listed clock tower was constructed in the 1860s to stand on Bird Street opposite Bore Street, but was moved in 1928 to form the centrepiece to the new road scheme⁸⁸⁴. Mature trees line the sides of The Friary and contribute to the character of the area.

The mid 20th century properties along The Friary and both sides of Friary Avenue are all large detached brick built houses. Slightly later semi-detached houses were constructed with a short cul-de-sac 'St John's Close' off Birmingham Road.

The earliest houses, however, lie on the southern side of Birmingham Road and Chesterfield Road; these mostly comprise large red brick semi-detached and terraced houses of late 19th and early 20th century date (cf. map 12). Further late 19th century houses had stood on the northern side of Birmingham Road, but these were redeveloped during the late 20th century (HCT 'Suburban Redevelopment or Infill' on map 33).

Much of the suburban expansion across the HUCA occurred over a rectilinear field system of uncertain origin. The medieval lead conduit bringing water from Maple Hayes to Lichfield Friary is projected to cross this HUCA (cf. map 33)⁸⁸⁵. The north eastern corner had formed part of the Friary estate probably from the medieval period onwards even though this portion probably lay beyond the town boundary⁸⁸⁶ (cf. map 6 and 2.4.4.9). A plan of the Friary estate made in 1638 suggests that these formed part of the paddocks one of which was named 'Bare Pleck'⁸⁸⁷.

4.19.2 Heritage values

Evidential value: There is the potential that the medieval conduit and the boundary to the medieval friary estate may survive within the HUCA.	Medium
Historical value: There are few legible heritage assets beyond the Grade II Listed clock tower and the suburban development which dates from the late 19th to the mid 20th century. The legibility of the differing periods of origins of the built environment within the suburbs of HUCA enables the changes which have occurred over time to be read by the community.	Medium
Aesthetic value: The HUCA is largely the result of planning during the early 20th century; the road system, housing and Festival Park were clearly carefully developed as part of this scheme. Consequently the integrity of the HUCA is well preserved.	Medium
Communal value: The HUCA comprises mostly private domestic dwellings and from a heritage perspective its value is limited.	Low

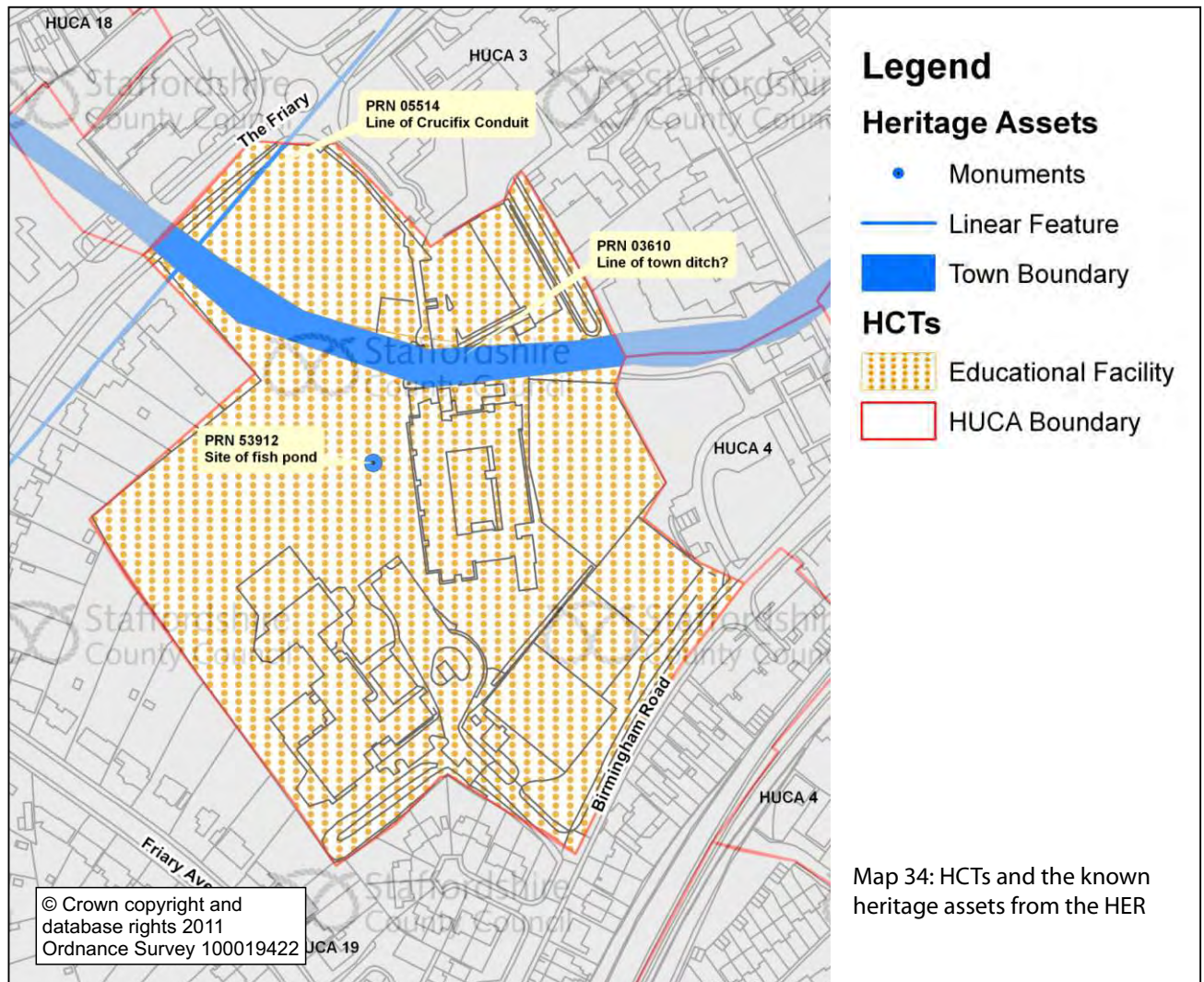
4.19.3 Recommendations

The heritage significance and values have identified the historic character of the HUCA as being dominated by mid 20th century planning of houses, roads and parkland. Some earlier properties survive to the east as testimony to the gradual development of the town's suburbs.

- ◆ There is a moderate potential for below ground archaeological deposits to survive across parts of the HUCA. Where development may result in the loss of these heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance; this is supported in paras. 128 and 141 of NPPF⁸⁸⁸.

- ◆ The sympathetic restoration or enhancement of the historic buildings would strengthen the historic character and the quality of the wider townscape for the benefit of this and future generations (Bullet Point 10 of para 17 (Core planning principles) also paras. 126 and 131 of NPPF)⁸⁸⁹. Historic buildings of particular local interest should be considered for the local list to ensure their contribution to a sense of place for the community and future generations.
- ◆ Any appropriate development within this HUCA should look to improve the historic character and sense of place within the nearby public realm. Where this concerns work within a Conservation Area this may be achieved through consultation with the District Conservation Officer. Outside of designated Conservation Areas the SCC Historic Environment Team should be consulted. Reference should also be made to the joint English Heritage and Department of Transport volume entitled 'Streets for All: West Midlands' and where appropriate to the SCC 'Conservation in the Highways' document⁸⁹⁰.

4.20 HUCA 20: Staffordshire University Campus



4.20.1 Statement of heritage significance and built character

Staffordshire University and the adjacent Queens Croft Community School both date to the end of the 20th century; the university campus being extended in the early 21st century.

It is likely that prior to the late 20th century development this HUCA had comprised paddocks and fields throughout its history. Map 5 shows that the northern portion of the HUCA had formed part of the holdings of the friary (HCT 'Religious House'). The earliest plan of the former friary estate dates to 1638 and shows this area divided into three parcels including an orchard and two pasture fields called 'Colyers Pleck'¹⁸⁹¹.

The town ditch described as a 'common ditch' on the 1638 plan crosses this HUCA (cf. 2.4.1.3 and map 34) and the line of a medieval water pipe supplying the Friary also crosses the HUCA (cf. 2.4.5.4). The former fish pond lay beyond the Friary estate and its origins are unclear; all that is known is that it was extant in the late 18th century (cf. map 34).

4.20.2 Heritage values

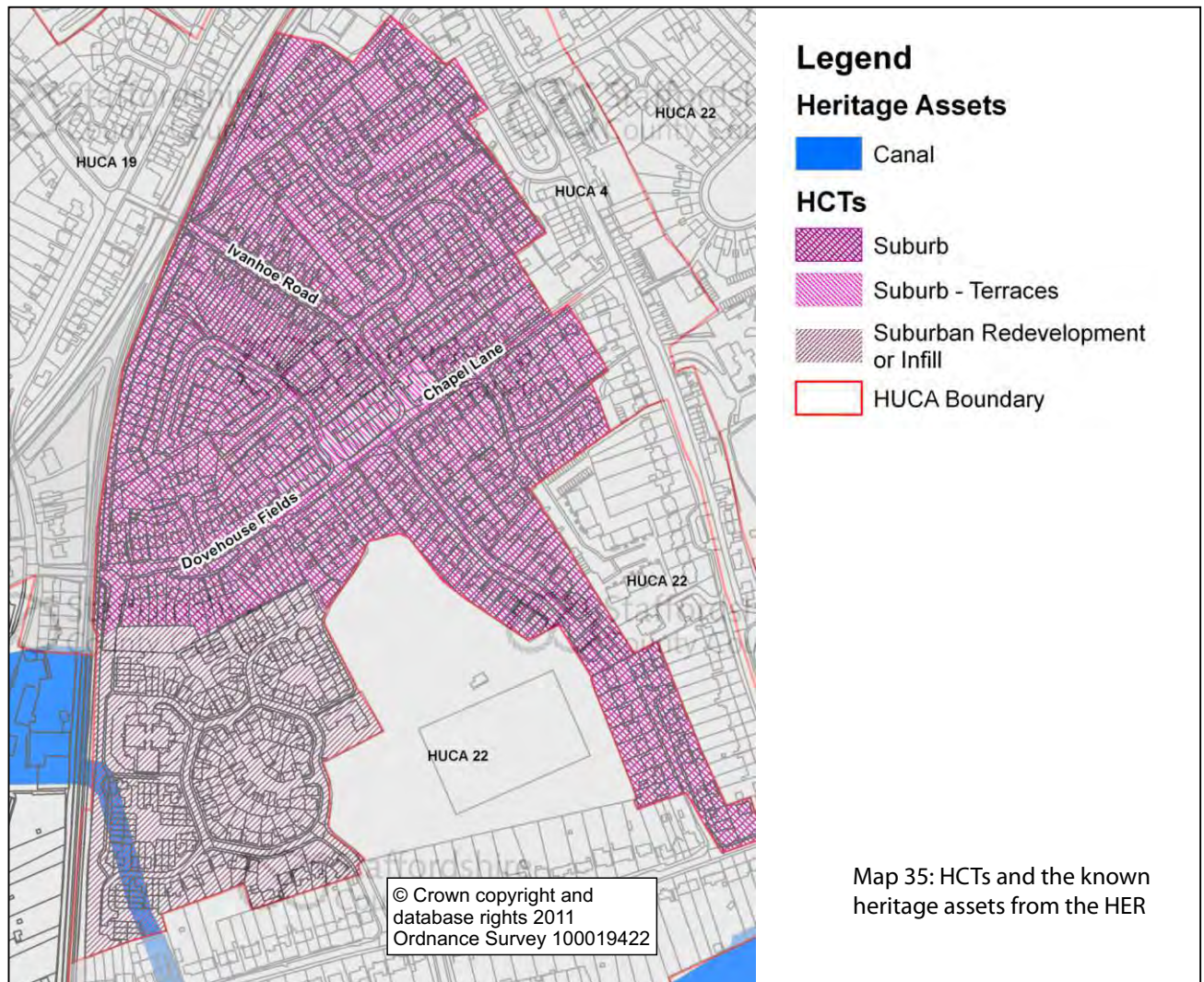
Evidential value: There is the potential for the line of the town ditch and the water pipe to survive as below ground archaeological deposits within the HUCA; particularly in those areas not yet developed. See HUCA 19 final text.	High
Historical value: There are no surviving legible heritage assets within the character area.	Low
Aesthetic value: The character of the HUCA relates to the late 20th and 21st century educational buildings and their associated playing fields and car parks.	Low
Communal value: From a heritage perspective the communal value is low.	Low

4.20.3 Recommendations

The heritage significance and values have identified that there is the potential for below ground archaeological deposits to survive associated with the probable line of the medieval town ditch and the Friary medieval water pipe.

- ◆ There is a high potential for below ground archaeological deposits to survive across parts of the HUCA. Where development may result in the loss of these heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance; this is supported in paras. 128 and 141 of NPPF⁸⁹².

4.21 HUCA 21: Dovehouse Fields



4.21.1 Statement of heritage significance and built character

The HUCA is dominated by late 20th and early 21st century housing development (cf. map 35 and map 12). However, the earliest properties within the HUCA are the two long terraces of late 19th century houses on Chapel Lane (HCT 'Suburb – Terraces' on map 35 and 2.6.1.2). These houses are all rendered with tile roofs. In Ivanhoe Road early 20th century houses survive which are comprised of red brick semi-detached houses and short terraces (cf.2.7.1.2).

The late 20th century houses comprise a mix of detached and semi-detached houses of both single and two stories. The early 21st century properties are all red brick and are mostly two storeys with a few of three storeys. The housing estate is a series of short cul-de-sacs off a central road. The estate was built upon the site of a mid 20th century factory and part of the line of the Lichfield Branch of the Wyrley and Essington Canal which was back-filled in mid to late 20th century (cf. map 35)⁸⁹³.

Prior to development in the 20th century the HUCA was comprised of a field system dominated by HCT 'Piecemeal Enclosure' which was probably created from the 17th century onwards (cf. 2.5.2.2). This landscape had formed part of the open field systems which had surrounded the town during the medieval period and whose origins may have lay in the early medieval (cf. 2.4.2.2 and 2.3.3).

4.21.2 Heritage values

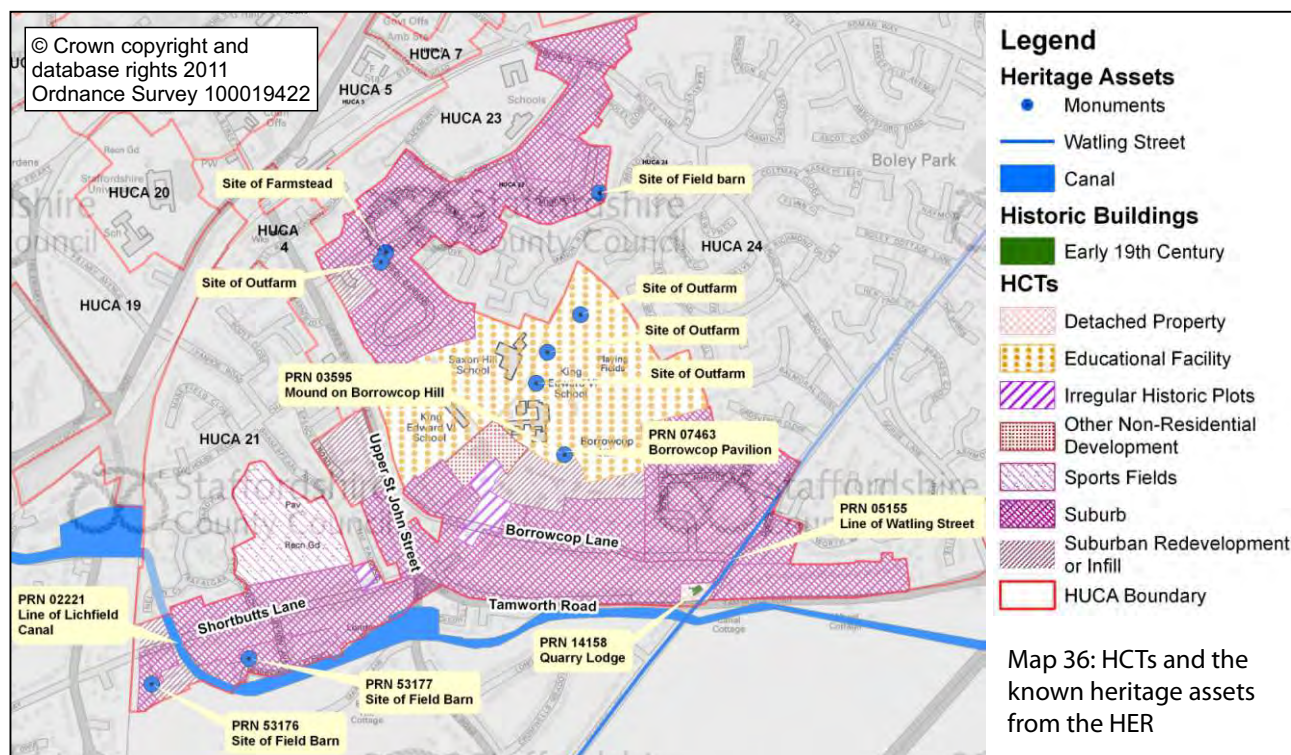
Evidential value: The HUCA had formed part of the agricultural hinterland of the town in the medieval period and was divided into individual ownership from the 17th century onwards. Little is currently known about its earlier history.	Low
Historical value: Late 19th and early 20th century houses survive within the HUCA and contribute to an understanding of the development of Lichfield.	Medium
Aesthetic value: The historic buildings contribute to the historic aesthetics of the townscape, but overall the predominant character is one of 20th century housing development.	Low
Communal value: The HUCA comprises mostly private domestic dwellings and from a heritage perspective its value is limited.	Low

4.21.3 Recommendations

There are generally low levels of historic and archaeological interests within the HUCA with the exception of the surviving late 19th and early 20th century properties

- ◆ The conservation and/or enhancement of the historic buildings is desirable to retain the sense of place and the quality of the wider townscape for the benefit of this and future generations (Bullet Point 10 of para 17 (Core planning principles) also paras. 126 and 131 of NPPF)⁸⁹⁴. Historic buildings of particular local interest should be considered for the local list to ensure their contribution to a sense of place for the community and future generations.

4.22 HUCA 22: Shortbutts Lane and Borrowcop Lane



4.22.1 Statement of heritage significance and built character

The HUCA is dominated by mid 20th century housing development along pre-existing roads, crescents and long looping cul-de-sacs. The central area is dominated by three schools the earliest of which was built as Lichfield Grammar School to the rear of Upper St John Street (cf. 2.7.3.3, map 36 and map 12).

Housing development along Shortbutts Lane, Borrowcop Lane and Tamworth Road to the south of the HUCA originated in the early 20th century and comprise detached (both single and two storey) and semi-detached properties in large mature gardens. Earlier properties survive in these roads (the HCTs 'Irregular Historic Plots' and 'Detached Property' on map 36). The earliest of these is the Grade II Listed Quarry Lodge a detached rendered house built in 1825 which stands on the junction of Tamworth Road and Quarry Hills Lane (cf. map 36)⁸⁹⁵.

The mostly early 20th century properties standing within the looping cul-de-sacs and crescents mostly lie to the north and east of the HUCA and comprise semi-detached houses and short terraces of four houses.

To the far north east of the HUCA mid and late 19th century houses survive on Cherry Orchard and Sturgeon's Hill. These houses represent an earlier phase of suburban expansion (cf. map 36 and map 12).

Prior to the expansion of Lichfield's suburbs in the 19th and 20th centuries the area had formed a field system dominated by HCT 'Piecemeal Enclosure' which was probably created from the 17th

century onwards (cf. 2.5.2.2). This landscape had formed part of the open field systems which had surrounded the town during the medieval period and whose origins may have lay in the early medieval (cf. 2.4.2.2 and 2.3.3). This is reaffirmed by the number of former agricultural buildings, including one farmstead, which once stood within the area (cf. map 36).

Borrowcop Hill, the highest point within the EUS area standing at around 113m AOD, is believed to have been the site of an early medieval fortification based upon an earlier spelling 'Burghwaycop' (cf. 2.3.7)⁸⁹⁶. No archaeological evidence has been recovered from the site since burnt bone found in earlier centuries from a mound allegedly standing in this area. An early 19th century Grade II Listed pavilions stands on top of the hill and is believed to have replaced a 17th century 'temple'⁸⁹⁷.

A small section of the Roman Ryknild Street crosses the HUCA on a roughly north east-south west alignment⁸⁹⁸. Little archaeological work has been carried out across this character area and it is consequently difficult to determine what impacts the road may have had on the pre-existing landscape and its relationship to the surrounding communities during the Roman and later periods.

The line of the late 18th century Lichfield Branch of the Wyrley and Essington Canal cross the south western corner of the HUCA. Its alignment is followed by the late 20th century cul-de-sac 'Sanders Way' (cf. map 36).

4.22.2 Heritage values

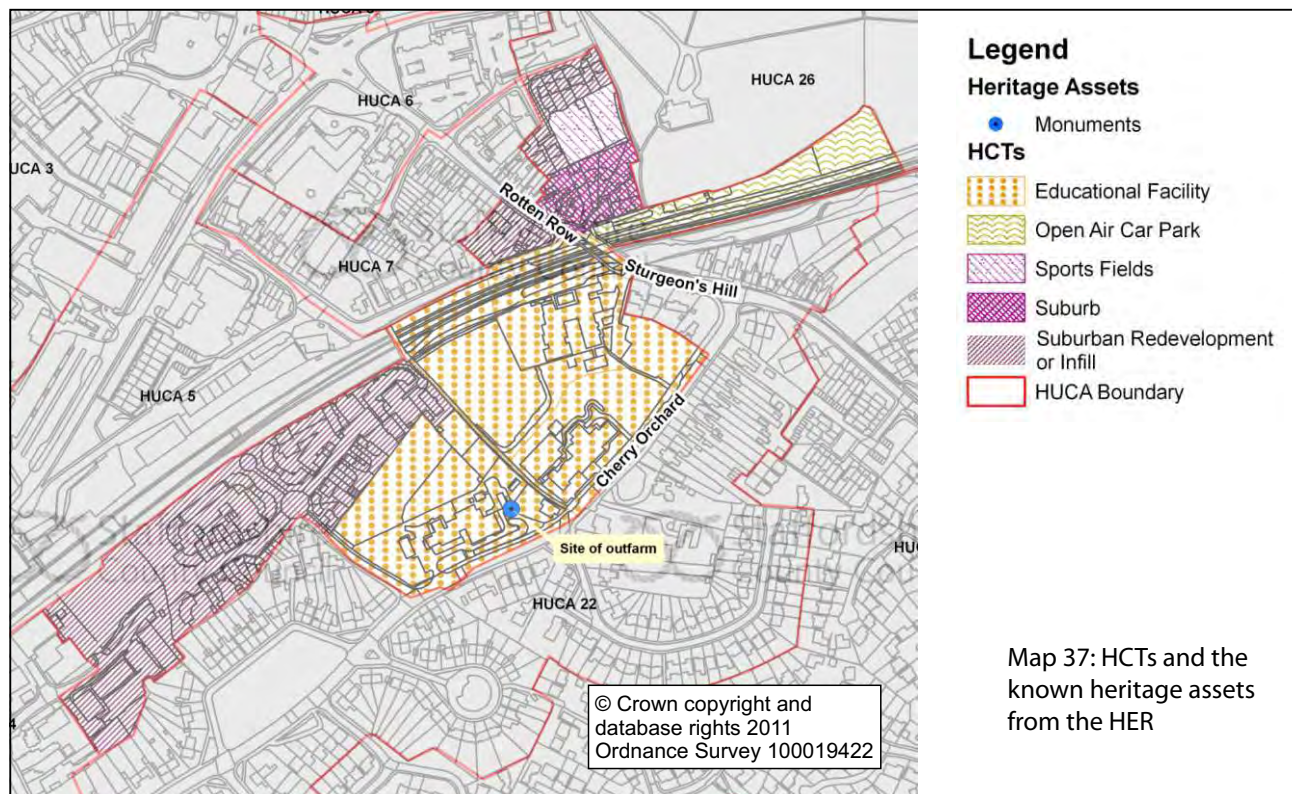
<p>Evidential value: There remains the potential for archaeological deposits to survive at Borrowcop Hill and associated with the line of the Roman Road. On the whole the remainder of the HUCA had formed part of the agricultural hinterland of the town until the 20th century.</p>	<p>Low</p>
<p>Historical value: Two Grade II Listed buildings and structures survive within the HUCA. The legibility of the differing periods of origins of the built environment within the suburbs of HUCA enables the changes which have occurred over time to be read by the community.</p>	<p>Medium</p>
<p>Aesthetic value: The historic buildings contribute to the historic aesthetics of the townscape, but overall the predominant character is one of 20th century housing development.</p>	<p>Low</p>
<p>Communal value: The HUCA comprises mostly private domestic dwellings and from a heritage perspective its value is limited.</p>	<p>Low</p>

4.22.3 Recommendations

There are generally low historic and archaeological interests within the HUCA with the exception of the historic buildings including the two Grade II Listed buildings and the potential for archaeological remains at Borrowcop Hill.

- ◆ Where alterations or changes are proposed to any of the Listed Buildings or their settings then the applicant should consult the Lichfield District Conservation Officer in the first instance to fulfil para. 132 of NPPF⁸⁹⁹.
- ◆ The sympathetic restoration or enhancement of the historic buildings associated with the railway would strengthen the historic character and the quality of the townscape of the HUCA for the benefit of this and future generations (Bullet Point 10 of para 17 (Core planning principles) also paras. 126 and 131 of NPPF)⁹⁰⁰. Where appropriate, undesignated historic buildings should be considered for the local list to ensure their contribution to a sense of place for the community and future generations.
- ◆ Overall there is a low potential for below ground archaeological deposits to survive within the HUCA. However, further research may alter our understanding of this potential and where development may be deemed to result in the loss of heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance. This is supported in para. 141 of NPPF⁹⁰¹.

4.23 HUCA 23: Sturgeon's Hill and Cherry Orchard



4.23.1 Statement of heritage significance and built character

The HUCA is characterised by buildings of a variety of periods and forms. The largest area, lying on Cherry Orchard, is covered by three 'Educational Facilities' and their associated playing fields and car parks (cf. map 37). Two of these are schools; St Joseph's Primary School was built in the mid 20th century and St Michael's Primary School in the late 20th century.

The remainder of the built environment of the HUCA includes the HCTs 'Suburban Redevelopment or Infill' and 'Suburbs'. The houses to the east of the HUCA mostly date to the mid and late 20th century date, although three late 19th century properties survive on Rotten Row. To the west lies a large area covered by HCT 'Suburban Redevelopment or Infill' which relates to the redevelopment of industrial sites in the early 21st century. These properties are a mix of three and four storey apartment blocks and small houses. The former industrial sites in this area had their origins in the mid 19th century and included a large malt house which was linked to the railway line via a series of sidings.

The railway line within the HUCA lies within a cutting (cf. 2.6.4.3). A late 20th century club and large car park (HCT 'Open Air Car Park' on map 37) stand above the northern edge of the railway cutting.

The street name 'Cherry Orchard' recalls the market gardening which appears to have been established in this area of the HUCA by at least the early 18th century (cf. 2.6.3.3). The site of the out farm shown on map 37 was probably associated with the market gardens which appear to

have survived into the early or mid 20th century.

The remainder of the landscape had formed part of a field system dominated by HCT 'Piecemeal Enclosure' which was probably created from the 17th century onwards (cf. 2.5.2.2). This landscape had formed part of the open field systems which had surrounded the town during the medieval period and whose origins may have lay in the early medieval (cf. 2.4.2.2 and 2.3.3).

4.23.2 Heritage values

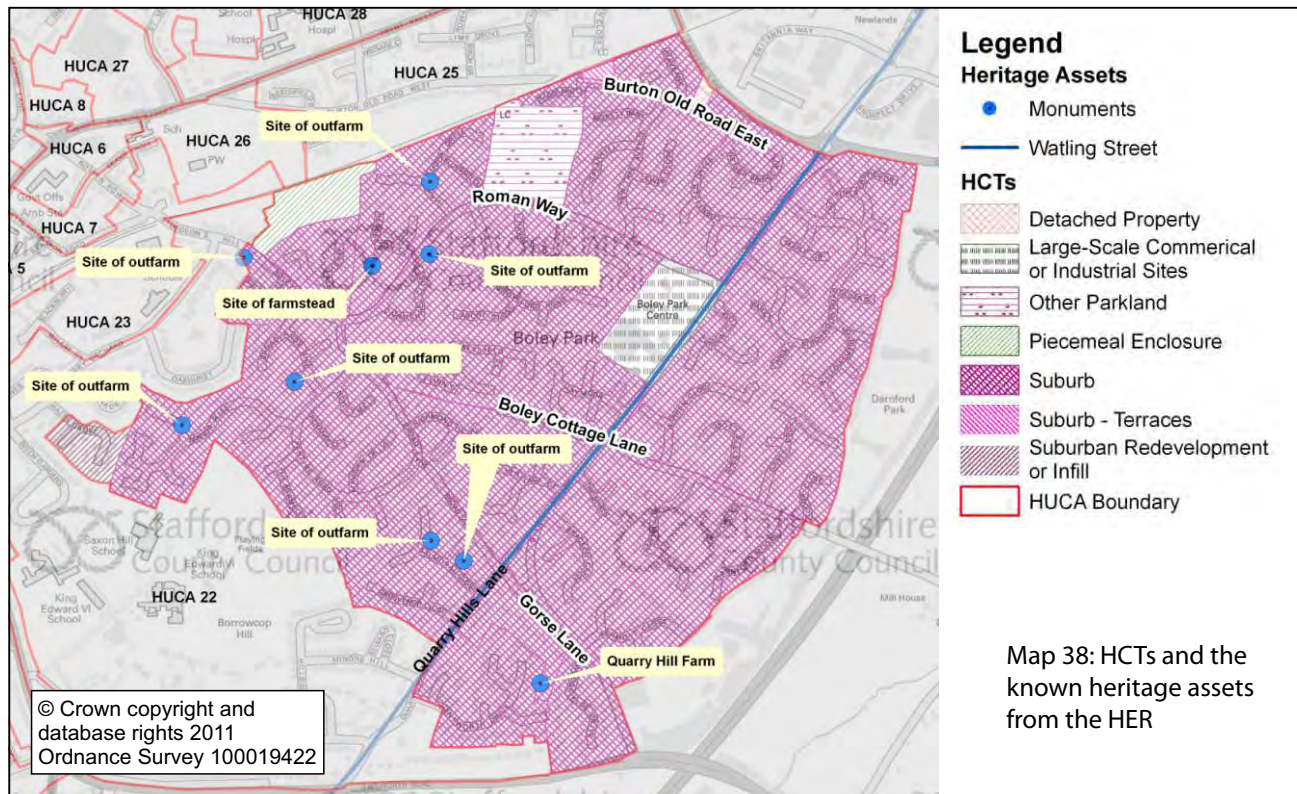
Evidential value: The HUCA had formed part of the agricultural hinterland of the town in the medieval period and was divided into individual ownership from the 17th century onwards. Little is currently known about its earlier history.	Low
Historical value: Historic properties survive along Rotten Row to the east of the HUCA and form part of an earlier expansion of the town (cf. HUCA 7).	Medium
Aesthetic value: The HUCA is characterised by a variety of building types of different periods of origin. The extant historic properties on Rotten Row, however, contribute to the local character of the wider townscape and of HUCA 7 to the north in particular	Low
Communal value: The HUCA mostly comprises domestic dwellings and from a heritage perspective its value is limited.	Low

4.23.3 Recommendations

The heritage significance and values have identified the importance of the historic buildings lying on Rotten Row and their contribution to the history and character of the wider town.

- ◆ The sympathetic restoration or enhancement of the unlisted historic buildings in particular would strengthen the historic character and the quality of the wider townscape for the benefit of this and future generations (Bullet Point 10 of para 17 (Core planning principles) also paras. 126 and 131 of NPPF)⁹⁰².
- ◆ Overall there is a low potential for below ground archaeological deposits to survive within the HUCA. However, further research may alter our understanding of this potential and where development may be deemed to result in the loss of heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance. This is supported in paras. 141 of NPPF⁹⁰³.

4.24 HUCA 24: Boley Park



4.24.1 Statement of heritage significance and built character

Boley Park is a large housing development constructed over several years in the late 20th century (cf. 2.7.1.2 and map 12). The suburb is characterised by looping roads and short cul-de-sacs; the majority of the houses are detached, but a few semi-detached houses lie to the north. The HCT 'Large-scale Industrial or Commercial' depicted on map 38 relates to a large supermarket and its associated car park.

Earlier properties, however, do survive within the HUCA. The earliest houses mostly lie to the north along Burton Old Road East and include a former farmhouse, originally known as Yew Tree Cottage, which may be of early 19th century date (HCT 'Detached Property' on map 38); two pairs of early red brick semi-detached houses stand opposite. Further north a terrace of six houses, of probable mid 19th century date, stand adjacent to the railway line.

To the south of the HUCA mid 20th century houses were built along the pre-existing Quarry Hills Lane and Gorse Lane (cf. map 10). A former late 19th century farmhouse stands to the rear of the properties in Gorse Lane, now surrounded by late 20th century houses.

The HUCA is crossed by the line of the Roman Ryknild Street on a roughly north east-south west alignment⁹⁰⁴. It largely survives as a road within the modern townscape, although it briefly terminates at the junction with Gorse Lane. The section north of this junction, the modern Ryknild Street, curves away to the south east. The alignment of the original Roman road, south of the Gorse Lane junction, follows Quarry Hills Lane continuing in its south westerly direction. The

straightness of the surviving alignment contrasts with the surrounding late 20th century road pattern. Little archaeological work has been carried out across this character area and it is consequently difficult to determine what impacts the road may have had on the pre-existing landscape and its relationship to the surrounding communities during the Roman and later periods.

The majority of the HUCA, prior to the late 20th century, comprised a field system dominated by the HCT 'Piecemeal Enclosure'; a small portion of which survives to the north (cf. map 38 and map 6). The 'Piecemeal Enclosure' was probably created incrementally from circa 17th century (cf. map 7). Prior to this the landscape had formed part of the open field systems which had surrounded the town during the medieval period and whose origins may have lay in the early medieval period (cf. 2.4.2.2 and 2.3.3).

4.24.2 Heritage values

<p>Evidential value: There is the potential for below ground archaeological deposits to survive associated with the Roman road, particularly to the north west of the HUCA which has to date seen little or no development. The historic buildings, particularly the former Yew Tree Cottage, have the potential to retain details pertaining to its origins which could contribute to the social and economic history of the project area within its fabric. The majority of the HUCA had formed part of the agricultural hinterland of the town from at least the medieval period.</p>	<p>Medium</p>
<p>Historical value: There are few legible heritage assets within the character area, but the historic properties are testimony to earlier settlement and may contribute to an understanding of the earlier social and economic history of the HUCA. The alignment of the Roman Road is also legible within the HUCA.</p>	<p>Medium</p>
<p>Aesthetic value: Whilst the character of the HUCA is dominated by late 20th century housing development the individual historic buildings can be seen to contribute to a local sense of place. The fossilisation of the Roman Road within the predominantly curving late 20th century road pattern is also particularly characteristic of this HUCA.</p>	<p>Medium</p>
<p>Communal value: The HUCA mostly comprises domestic dwellings and from a heritage perspective its value is limited.</p>	<p>Low</p>

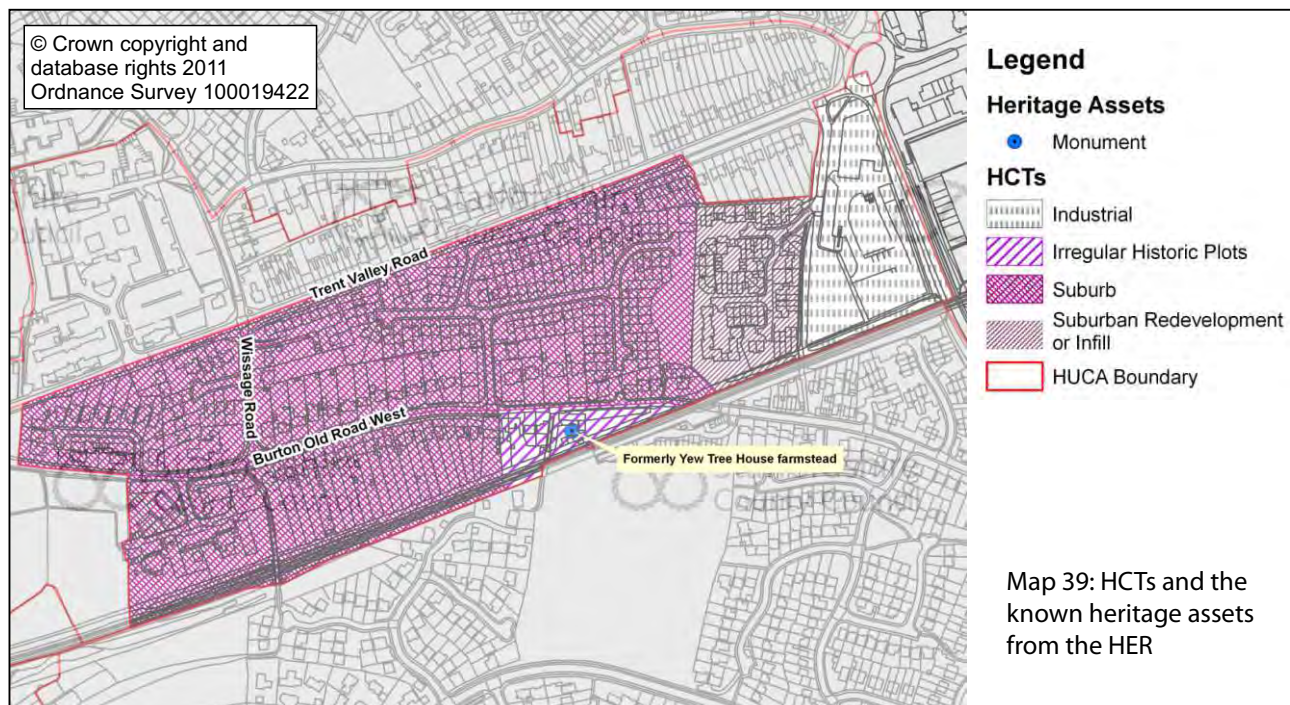
4.24.3 Recommendations

The heritage significance and values reveal that despite the fact that the HUCA is predominantly characterised by late 20th century housing development heritage assets survive to make a contribution to the sense of place.

- ◆ The sympathetic restoration or enhancement of the unlisted historic buildings in particular would strengthen the historic character and the quality of the wider townscape for the benefit of this and future generations (Bullet Point 10 of para 17 (Core planning principles) also paras. 126 and 131 of NPPF)⁹⁰⁵.
- ◆ There is a moderate potential for below ground archaeological deposits to survive within the HUCA. Where development may result in the loss of these heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance; this is supported in paras. 128 and 141 of NPPF⁹⁰⁶.

The retention of the fossilised Roman Road as a legible feature within the townscape is desirable to ensure that its route can be read and understood by future generations.

4.25 HUCA 25: South of Trent Valley Road



4.25.1 Statement of heritage significance and built character

The HUCA is characterised by mid to late 20th century housing development along the axis of two major roads; Burton Old Road and the Trent Valley Road. The alignment of the former may have its origins in the early medieval period and was once the main route towards Burton-upon-Trent (cf. 2.3.6). However, it is no longer possible to travel the entire route as this portion terminates at the railway line just beyond the area of the HCT 'Irregular Historic Plots' on map 39. Trent Valley Road is characteristic for its straightness belying its more recent origins; the road was created following an Act of Parliament (1832) (cf. 2.6.4.1).

The earliest properties within the HUCA lie to the east of Burton Old Road in the area marked 'Irregular Historic Plots' on map 39. These properties probably date to the early 19th century and are all constructed of red brick. They mostly comprise small cottages, but one three storey property is the farmhouse to a small farmstead whose outbuildings have mostly been converted to domestic occupation (cf. map 39). This portion of the Burton Old Road has retained its character as a narrow lane probably due to its termination at the railway line. The remainder of the properties lining both sides of the road date to the mid 20th century; there are large detached houses to the north and a mix of detached and semi detached houses to the south.

The majority of the remaining houses, both of mid and late 20th century date were constructed in cul de sacs mostly lying off the two main roads (cf. map 12). The only through route between Trent Valley Road and Burton Old Road is Wissage Road which appears to have pre-dated the 1832 Act. The houses along the cul de sacs are mostly detached properties both one and two storey. The majority of these properties face away from Trent Valley Road and none are accessible from it.

To the far east of the HUCA lies a mid 20th century depot (HCT 'Industrial' on map 39) and a contemporary factory was redeveloped for housing in the early 21st century housing (HCT 'Suburban Redevelopment or Infill'). The depot forms part of a wider industrial area lying to the east beyond the EUS project area.

All of the housing within the zone was built upon the site of either 19th century market gardens or onto a field system dominated by HCT 'Piecemeal Enclosure' probably created from the 17th century onwards (cf. 2.5.2.2). This landscape had formed part of the open field systems which had surrounded the town during the medieval period and whose origins may have lay in the early medieval period (cf. 2.4.2.2 and 2.3.3). The depot had been built upon part of the garden of Trent Valley House a 19th century property which was demolished to make way for industrial development in the mid 20th century (the house itself had stood to the east beyond the EUS project area).

4.25.2 Heritage values

Evidential value: The area had formed part of the agricultural hinterland of the town in the medieval period and was divided into individual ownership from the 17th century onwards. Archaeological deposits associated with site of the farmstead may reveal information about its origins.	Low
Historical value: The alignments of the roads within the HUCA form part of the history of the town. A number of historic buildings survive on the Burton Old Road.	Medium
Aesthetic value: The historic houses along Burton Old Road make a positive contribution to the historic character of the HUCA.	Medium
Communal value: The HUCA mostly comprises domestic dwellings and from a heritage perspective its value is limited.	Low

4.25.3 Recommendations

The heritage significance and values have identified the historic importance of the road pattern and the early 19th century properties along Burton Old Road.

- ◆ The sympathetic restoration or enhancement of the unlisted historic buildings in particular would strengthen the historic character and the quality of the wider townscape for the benefit of this and future generations (Bullet Point 10 of para 17 (Core planning principles) also paras. 126 and 131 of NPPF)⁹⁰⁷.
- ◆ Overall there is a low potential for below ground archaeological deposits to survive within the HUCA. However, further research may alter our understanding of this potential and where

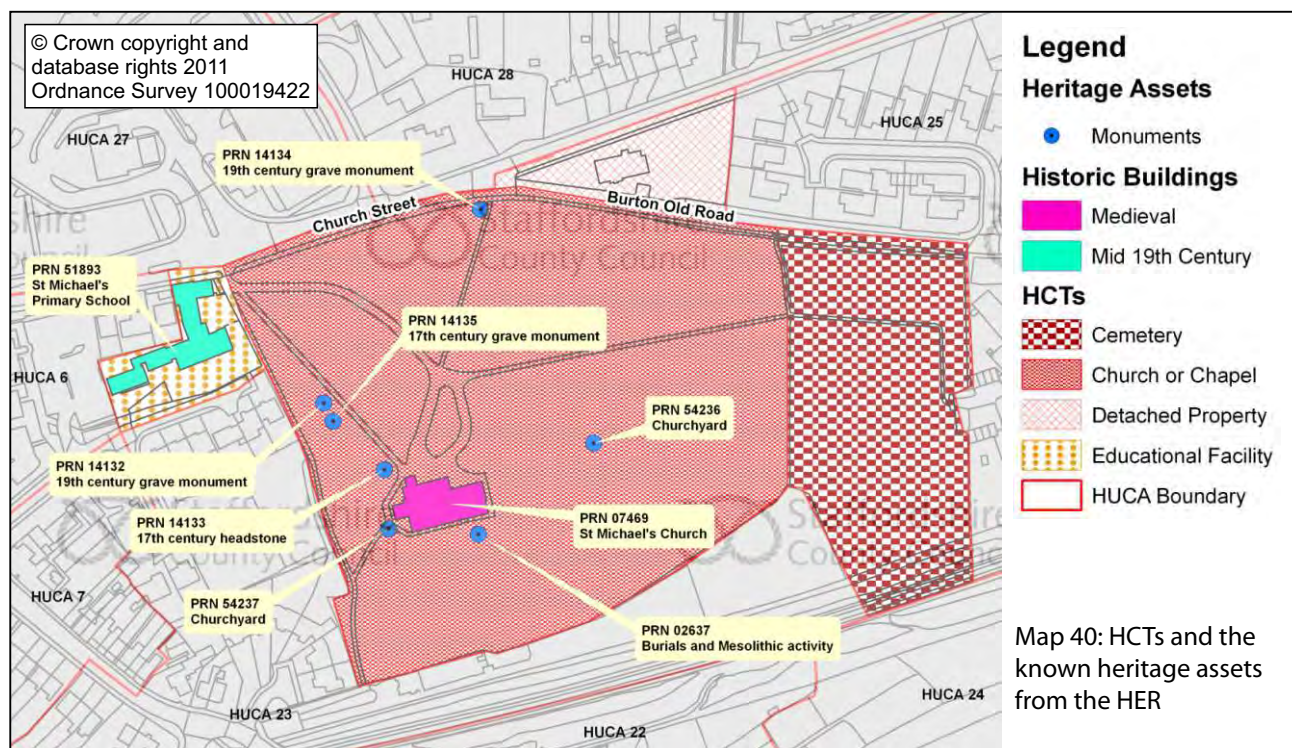
⁹⁰⁸ Ibid.

⁹⁰⁹ Staffordshire County Council. 2011. Web: <http://www.staffordshire.gov.uk/environment/eLand/HistoricEnvironment/BuiltEnvironment/ConservationintheHighwayGuidanceDocument2011.pdf>

development may be deemed to result in the loss of heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance. This is supported in para. 141 of NPPF⁹⁰⁸.

- ◆ Any appropriate development within this HUCA should look to improve the historic character and sense of place within the nearby public realm. Where this concerns work within a Conservation Area this may be achieved through consultation with the District Conservation Officer. Outside of designated Conservation Areas the SCC Historic Environment Team should be consulted. Reference should also be made to the joint English Heritage and Department of Transport volume entitled 'Streets for All: West Midlands' and where appropriate to the SCC 'Conservation in the Highways' document⁹⁰⁹.

4.26 HUCA 26: St Michael's Church



- Legend**
- Heritage Assets**
- Monuments
- Historic Buildings**
- Medieval
 - Mid 19th Century
- HCTs**
- Cemetery
 - Church or Chapel
 - Detached Property
 - Educational Facility
 - HUCA Boundary

Map 40: HCTs and the known heritage assets from the HER

4.26.1 Statement of heritage significance and built character

The Grade II* St Michael's Church stands on top of a low hill (at just under 100m AOD) overlooking Lichfield town centre (HUCA 3) and the Cathedral (HUCA 1) which lie to the north west (Plate 23)⁹¹⁰. The church yard encompasses the majority of the hill covering approximately 3ha and is an important area of open space within the modern town. The character of the churchyard is enhanced by the number of mature trees which are located here. The churchyard is enclosed to the north by a low sandstone wall and was extended to the east in the mid 20th century. The northern boundary of the churchyard lies adjacent to Church Street and the Burton Old Road; the latter is the historic route to Burton-upon-Trent, which may have originated in the early medieval period (cf. 2.3.6).

The size and the curvilinear form of the churchyard have suggested to many commentators that it possibly has Roman or early medieval origins (cf. 2.2.2 and 2.3.5)⁹¹¹. Three small archaeological interventions have been carried out within the churchyard since the early 1970s and to date there is little hard evidence for such origins beyond one sherd of Roman pottery and an undated crouched burial. The latter, being found within a Christian context, may be early medieval in date⁹¹². The most significant find was a small scatter of Mesolithic flints, which suggests that the hill may have been used as a viewpoint during that period (cf. 2.1)⁹¹³. This find is the earliest evidence for human activity within 4km of Lichfield.

One of the archaeological interventions, carried out in 1978 in advance of the construction of a new vestry, excavated 49 Christian burials although they could not be closely dated (cf. map 40)⁹¹⁴. Where such archaeological work is deemed necessary it can contribute significantly to the

understanding of the social and economic history as well as the burial practice and general health of earlier populations in previous centuries. Four extant grave markers lying within the churchyard have been deemed to be of national significance and are all Grade II Listed. Two of these, a headstone and a rectangular ashlar monument, date to the late 17th century⁹¹⁵. The other two are both ashlar monuments, which date to the 19th century⁹¹⁶.

The church is constructed of dressed stone; the majority of it was rebuilt during the mid 19th century, although the tower is 14th century (cf. Plate 10, 2.4.4.7 and 2.6.5.3)⁹¹⁷. Evidence for earlier building works, consisting of finds of medieval floor tiles and masonry, was discovered during the archaeological interventions⁹¹⁸.

Two further historic buildings lie within the HUCA, beyond the churchyard, both of which date to the 19th century (cf. map 40). The former St Michael's Primary School stands on Church Street and was built in 1859 of red brick and in a gothic style (cf. Plate 17, 2.6.2.3 and 2.7.3.3)⁹¹⁹. On the north side of Burton Old Road; at its junction with Trent Valley Road, is a large red brick detached house built in the late 19th century. By the early 21st century it had been converted to a club for the Royal Naval Association⁹²⁰.

4.26.2 Heritage values

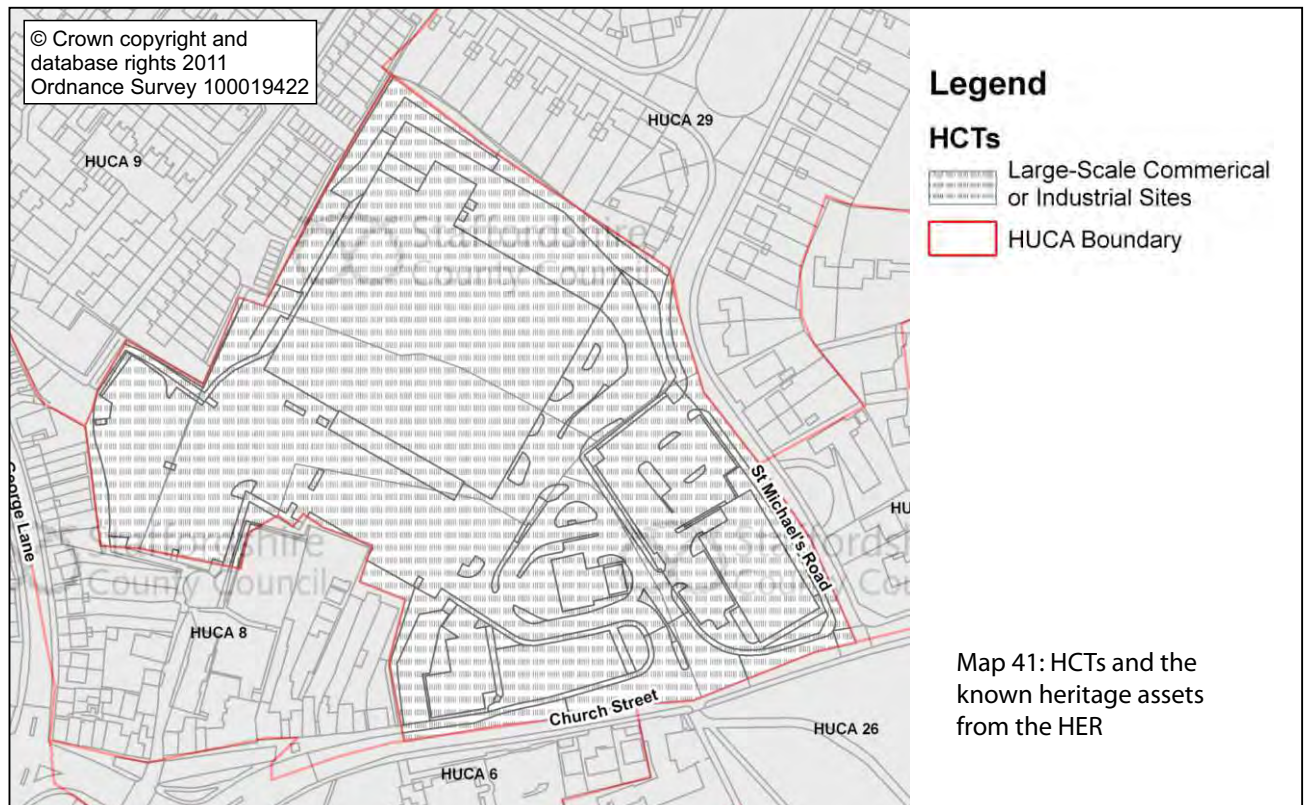
<p>Evidential value: Previous archaeological work has proven that there is a high potential for prehistoric and later activity to be located upon this hill overlooking Lichfield. Its function as a graveyard also has the potential to reveal significant information concerning the past inhabitants of the town.</p>	<p>High</p>
<p>Historical value: The HUCA is dominated by the Grade II* church and its associated large churchyard whose circumference is at least partly enclosed by a low stone wall. Four Grade II Listed grave markers are also located within the churchyard. The mid 19th century school is closely associated with the educational aspirations of the church during the period pre-dating the Education Acts (cf. 2.7.3.3).</p>	<p>High</p>
<p>Aesthetic value: The historic character of the HUCA is enhanced by the historic buildings, including the former school, but also by the mature trees and openness of this space within the wider townscape</p>	<p>High</p>
<p>Communal value: The church and the churchyard are a focal point within the townscape as well as a place which brings people together for spiritual worship.</p>	<p>High</p>

4.26.3 Recommendations

The assessment of the heritage significance and values makes explicit the importance of the historic buildings, the churchyard and the archaeological potential to the history and character of Lichfield.

- ◆ A statement of significance will be required to assess the impact of any proposed development upon the historic environment as part of any planning application to be made within this HUCA (cf. para. 128 of NPPF)⁹²¹.
- ◆ The sympathetic restoration or enhancement of the unlisted historic buildings in particular would strengthen the historic character and the quality of the wider townscape for the benefit of this and future generations (Bullet Point 10 of para 17 (Core planning principles) also paras. 126 and 131 of NPPF)⁹²².
- ◆ Any works which may impact upon the Listed building and structures should seek to consult the Lichfield District Conservation Officer in the first instance. Advice should also be sought from English Heritage in respect of the Grade II* Church. Designated heritage assets and their settings are covered under para. 132 of NPPF⁹²³.
- ◆ There is a high potential for below ground archaeological deposits to survive across the entire HUCA, as has been shown by previous works. Where development may result in the loss of these heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance; this is supported in paras. 128 and 141 of NPPF⁹²⁴.

4.27 HUCA 27: St Michael's Road



4.27.1 Statement of heritage significance and built character

The HUCA represents the re-development of part of Lichfield for a large supermarket, ancillary buildings and car parking (map 41). The character of the large-scale buildings and the open hard standing contrasts with the narrow historic streets and the two and three storey properties to the west within HUCA 3 and HUCA 8, but also with the residential character of HUCA 9, HUCA 28 and HUCA 29 to the north and east.

The southern boundary of the HUCA lies along Church Street, opposite St Michael's Church in HUCA 26, which is believed to have early medieval origins (cf. 2.3.5). The western end of the HUCA along Church Street was identified by Slater in his town analysis as having formed part of the medieval suburbs of Greenhill (cf. map 5). However, despite its proximity to St Michael's church Slater did not find any evidence to suggest that it had formed part of a substantial settlement in the early medieval period because the morphology of the properties as shown on historic maps suggested it had been laid out over part of Lichfield's open fields (cf. 2.4.1.4, HCT 'Strip Fields' on map 5 and map 6). To the east the settlement, as shown on Snape's map, may have had its origins in the post medieval period. A further area of possible post medieval settlement may have existed to the north east of the HUCA adjacent to George Lane (cf. HUCA 8 and map 7). In all three areas there is the potential for below ground archaeological deposits to survive relating to the expansion of settlement from the medieval period onwards; although the potential for early medieval settlement cannot be entirely discounted (cf. 2.3.2). Much of the earlier suburban area was redeveloped in the late 19th century when a cattle market was

established with a horse repository constructed in the area of paddocks to the rear (cf. map 6, map 9 and map 10).

The remainder of the HUCA had formed an area of paddocks by the 19th century, but Snape's map (1781) suggests that market gardens had been established over part of the area by the late 18th century (cf. Plate 3 and map 9). Much of the landscape had clearly formed part of Lichfield's medieval open fields (cf. 2.3.3 and HCT 'Strip Fields' on map 6). Other than the horse repository there was little development to the rear of Church Street until the late 20th century.

4.27.2 Heritage values

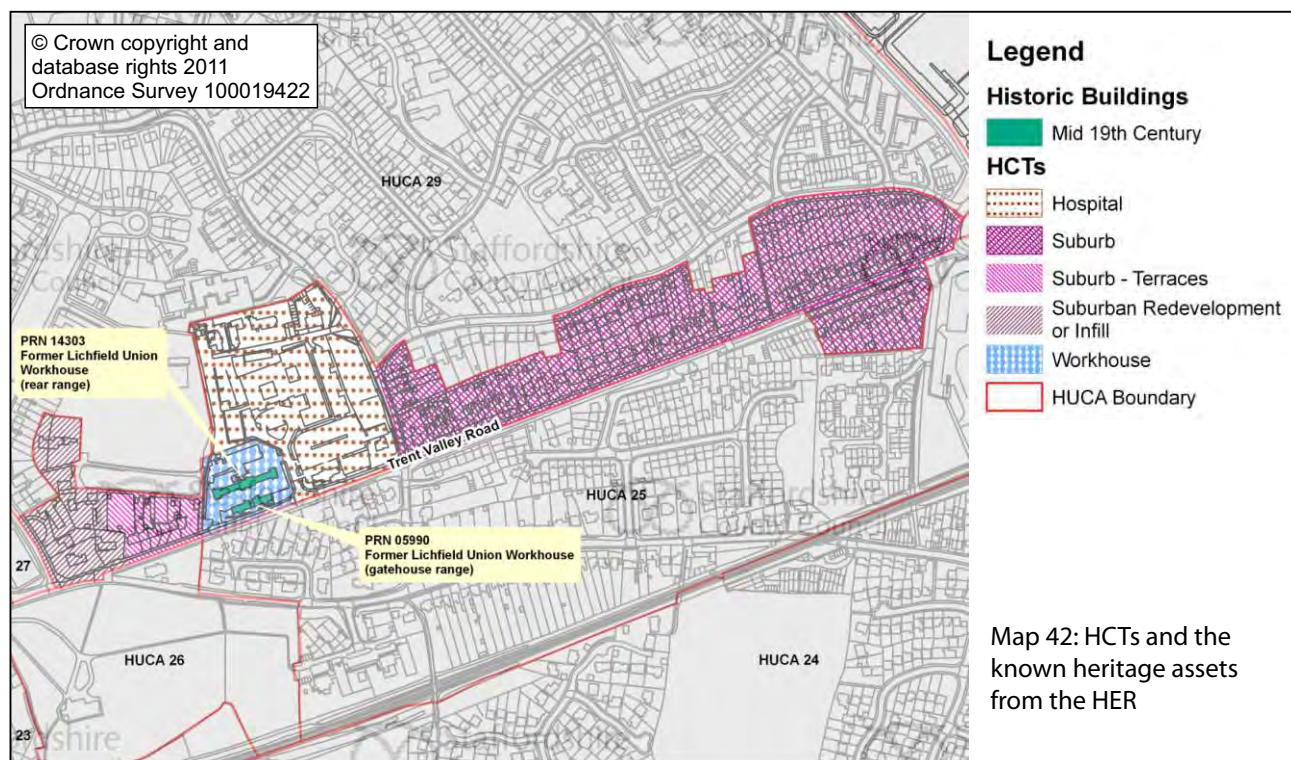
<p>Evidential value: There is the potential for below ground archaeological deposits to survive associated with settlement activity possibly dating from the early medieval, but particularly from the medieval period, onwards along Church Street and to the rear of George Lane (cf. map 5). There is the possibility that the subsequent redevelopment, particularly along Church Street, in the late 19th and late 20th century may have negatively impacted upon the potential.</p>	<p>Medium</p>
<p>Historical value: There are no surviving legible heritage assets within the character area.</p>	<p>Low</p>
<p>Aesthetic value: The re-development of the HUCA in the late 20th century has altered its earlier historic character with the exception of the alignment of Church Street.</p>	<p>Low</p>
<p>Communal value: From a heritage perspective there is little value, although any future archaeological investigation may contribute to an understanding of the role of the HUCA within the history of the wider town.</p>	<p>Low</p>

4.27.3 Recommendations

The heritage significance and values for the HUCA overall is low, with the exception of archaeological potential along Church Street and to the rear of George Lane.

- ◆ There is a moderate potential for below ground archaeological deposits to survive within the particular areas of the HUCA. Where development may result in the loss of these heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance; this is supported in paras. 128 and 141 of NPPF⁹²⁵.

4.28 HUCA 28: North side of Trent Valley Road



4.28.1 Statement of heritage significance and built character

The HUCA is dominated by suburban development along the Trent Valley Road which was constructed as a new road an Act of Parliament passed in 1832 (cf. map 12 and 2.6.4.1). The earliest extant development therefore dates to the mid 19th century and comprises a terrace of seven houses; four of red brick and three which are rendered (HCT 'Suburb-Terraces' on map 42). The properties are set back from the road behind a brick wall and mature gardens. They may be roughly contemporary with the Grade II Listed surviving ranges of the Union Workhouse, built between 1838 and 1840, which lie adjacent (cf. 2.6.2.2)⁹²⁶. Both ranges are built of red brick with blue brick diapering; the range lying on Trent Valley Road is single storey with a two-storey gatehouse⁹²⁷.

The remainder of the HUCA is dominated by red brick terraces and detached properties the majority of which date to the late 19th century and a variety of architectural styles are apparent. At the far eastern edge of the HUCA are two pairs of early 20th century semi-detached houses and a terrace; all of which are rendered. The mid 20th century development is dominated by semi-detached properties; the character of this portion of the road is open in contrast to the mature gardens and roadside trees which line the western half of the road. The late 20th century properties mostly represent infill development and are dominated by large detached houses. At the far western end of the HUCA the six late 20th century detached houses, and a community hall, shown as HCT 'Suburban Redevelopment or Infill' on map 42, were built upon the site of the mid 19th century St Michael's rectory. The extant Paradise Cottage, which lies to the rear of these houses, may also date to the mid 19th century.

The Union Workhouse was extended in the late 19th century to include an infirmary; other buildings being added in the 20th century. However, in the late 20th/early 21st century much of the site was re-developed to form the Samuel Johnson Community Hospital (cf. 2.6.2.2 and 2.7.3.2).

Prior to the mid 19th century the landscape had formed part of a field system dominated by HCT 'Piecemeal Enclosure' which was probably created from the 17th century onwards (cf. 2.5.2.2). This landscape had formed part of the open field systems which had surrounded the town during the medieval period and whose origins may have lay in the early medieval (cf. 2.4.2.2 and 2.3.3).

4.28.2 Heritage values

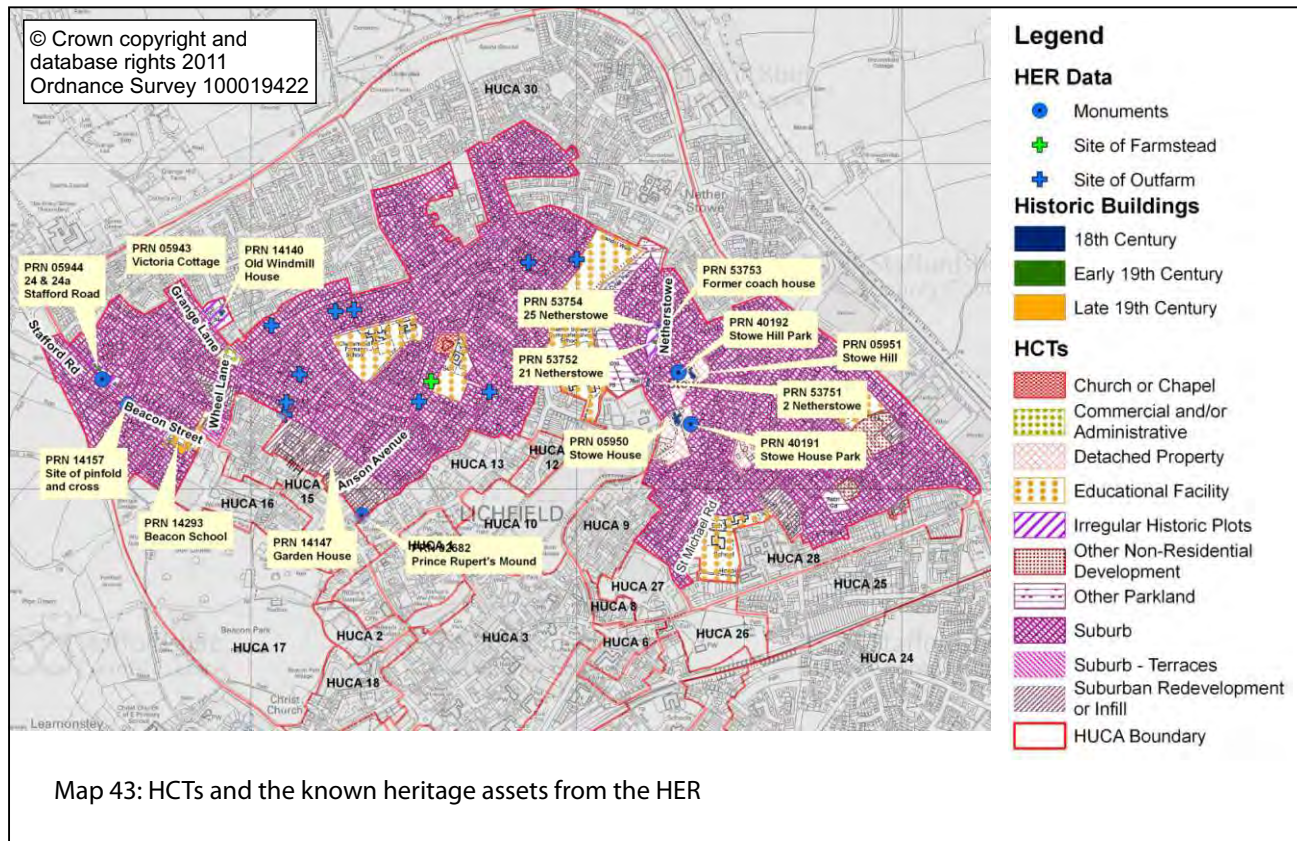
<p>Evidential value: The area had formed part of the agricultural hinterland of the town in the medieval period and was divided into individual ownership from the 17th century onwards.</p>	<p>Low</p>
<p>Historical value: The legible heritage assets dominated the character of the HUCA and include two Grade II Listed buildings associated with the mid 19th century workhouse. The extant mid 19th century houses and workhouse are closely associated with the development of Trent Valley Road following the 1832 Act of Parliament.</p>	<p>High</p>
<p>Aesthetic value: The historic character of the HUCA is dominated the straight alignment of the mid 19th century Trent Valley Road which is lined by mid and late 19th century buildings, their associated gardens and garden walls as well as mature road-side trees. The importance of the workhouse to the history and aesthetics of Lichfield has been acknowledged in their designation as Grade II Listed buildings. The differing architectural styles are a feature of 19th century development which tended to be piecemeal in nature. The eastern end is dominated by mid 20th century semi-detached properties.</p>	<p>High</p>
<p>Communal value: The HUCA comprises mostly domestic dwellings and the communal value, from a heritage perspective, is limited. However, an improved understanding of the contribution of the area to the historical development of the town could form part of a wider dissemination to the community and public.</p>	<p>Low</p>

4.28.3 Recommendations

Despite the mid to late 20th century development and re-development of both houses and the hospital the character of the HUCA is still dominated by legible heritage assets as identified in the heritage significance and values sections. The straight alignment of the road is also characteristic of the HUCA and for much of its length is lined by mature road-side trees.

- ◆ The sympathetic restoration or enhancement of the historic buildings, both Listed and unlisted, would strengthen the historic character and the quality of the wider townscape for the benefit of this and future generations (Bullet Point 10 of para 17 (Core planning principles) also paras. 126 and 131 of NPPF)⁹²⁸. Undesignated historic buildings should be considered for the local list.
- ◆ Any works which may impact upon the Listed buildings should seek to consult the Lichfield District Conservation Officer in the first instance. Designated heritage assets and their settings are covered under para. 132 of NPPF⁹²⁹.
- ◆ Overall there is a low potential for below ground archaeological deposits to survive within the HUCA. However, further research may alter our understanding of this potential and where development may be deemed to result in the loss of heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance. This is supported in para. 141 of NPPF⁹³⁰.
- ◆ Any appropriate development within this HUCA should look to improve the historic character and sense of place within the nearby public realm. Where this concerns work within a Conservation Area this may be achieved through consultation with the District Conservation Officer. Outside of designated Conservation Areas the SCC Historic Environment Team should be consulted. Reference should also be made to the joint English Heritage and Department of Transport volume entitled 'Streets for All: West Midlands' and where appropriate to the SCC 'Conservation in the Highways' document⁹³¹.

4.29 HUCA 29: Stowe, Anson Avenue and Grange Lane, Lichfield



4.29.1 Statement of heritage significance and built character

The HUCA is dominated by suburban development, the majority of which was constructed in the mid 20th century (cf. map 12). However, early settlement also survives within the area at Stowe to the east and along Beacon Street/Stafford Road to the west; both areas lying within the Lichfield City Conservation Area (016). Prince Rupert's Mound is a Scheduled Civil War earthwork which is surrounded by mid 20th century housing (cf. 2.5.3.1)⁹³².

At Stowe two 18th century Grade II* Listed large detached houses, Stowe Hill and Stowe House, were built by Elizabeth Aston to take advantage of the views across Stowe Pool towards the Cathedral (cf. 2.6.1.2)⁹³³. Each property had large grounds associated with it, but in both cases they have been largely lost to housing development during the mid and late 20th century. Three other historic buildings survive along Netherstowe dating to the 18th and early 19th century⁹³⁴. One of these properties was originally constructed as the coach house to Stowe Hill, but has since been converted to a domestic dwelling.

Along Beacon Street and Stafford Road further historic properties survive including three Grade II Listed buildings and structures, although only one of these lies within the Lichfield City Conservation Area⁹³⁵. Historic maps appear to attest to the fact that Wheel Lane represented the limit of the earlier suburbs (cf. HUCA 15). Consequently the earliest suburban development within the Conservation Area lies just to the north on the corner of Beacon Street and Wheel Lane

⁹³⁶ Staffordshire HER: PRN 14293; Google Maps UK viewed 28/02/2010

⁹³⁷ Staffordshire HER: PRN 05943 and PRN 05944

⁹³⁸ Staffordshire HER: PRN 14157; Pound/pinfold: A pen, often circular and stone-walled, for rounding up livestock. (Scope note reproduced from the Thesaurus of Monument Types by kind permission of English Heritage. © 2011 English Heritage)

⁹³⁹ Staffordshire HER: PRN 14140

and largely consists of rows of early 19th century brick cottages (cf. map 43 and map 12). The majority of the houses lying within the Conservation Area on Beacon Street date to the early 20th century and are mostly comprised of red brick semi-detached villas exhibiting a variety of architectural styles. The former Beacon School, a Grade II Listed building, was built in the late 19th century; it is a large red brick building which has been converted to apartments⁹³⁶. Stafford Road starts north of the junction with Cross in Hands Lane where three early 19th century cottages survive, one of which, Victoria Cottage, is Grade II Listed (cf. map 43 and map 12)⁹³⁷. The rural origins of this area are attested by the survival of an 18th century pinfold at the junction of the two roads which is also Grade II Listed⁹³⁸.

A few cottages and a small farmstead known as Gaiafields once stood in the area of Anson Avenue, but these were all re-developed as part of the suburban expansion in both the mid and late 20th century (cf. map 43). The origins of these properties are currently unknown. A number of small outfarms or barns also existed across the HUCA, some of which may have been associated with market gardening in the 19th century (cf. 2.6.3.3, map 43 and map 8). The only surviving property which had once stood among the fields is the Grade II Listed former windmill on Grange Lane to the north of the HUCA⁹³⁹. The property comprises the late 18th century brick built tower which was converted to a dwelling in 1905.

Two schools and at least one large public house were constructed as part of the mid 20th century suburban development. A comparison of map 43 and map 12 shows that late 20th century development concentrates to the south and east of the HUCA and includes two further schools as well as a church. The properties lying along Forge Lane, Nether Beacon and Hill Crest Drive in the western portion of the HUCA (HCT 'Suburban Re-Development or Infill' on map 43) represent the development of the back-plots to properties which had probably formed part of the medieval suburban expansion along Beacon Street in HUCA 15.

Other than those sites mentioned above, the remainder of the HUCA had largely formed fields prior to the mid to late 20th century. The fields in question were dominated by HCT 'Piecemeal Enclosure' which was probably created from the 17th century onwards (cf. 2.5.2.2 and map 7). This landscape had formed part of the open field systems which had surrounded the town during the medieval period and whose origins may have lay in the early medieval (cf. 2.4.2.2 and 2.3.3; HCT 'Strip Fields' on map 6).

4.29.2 Heritage values

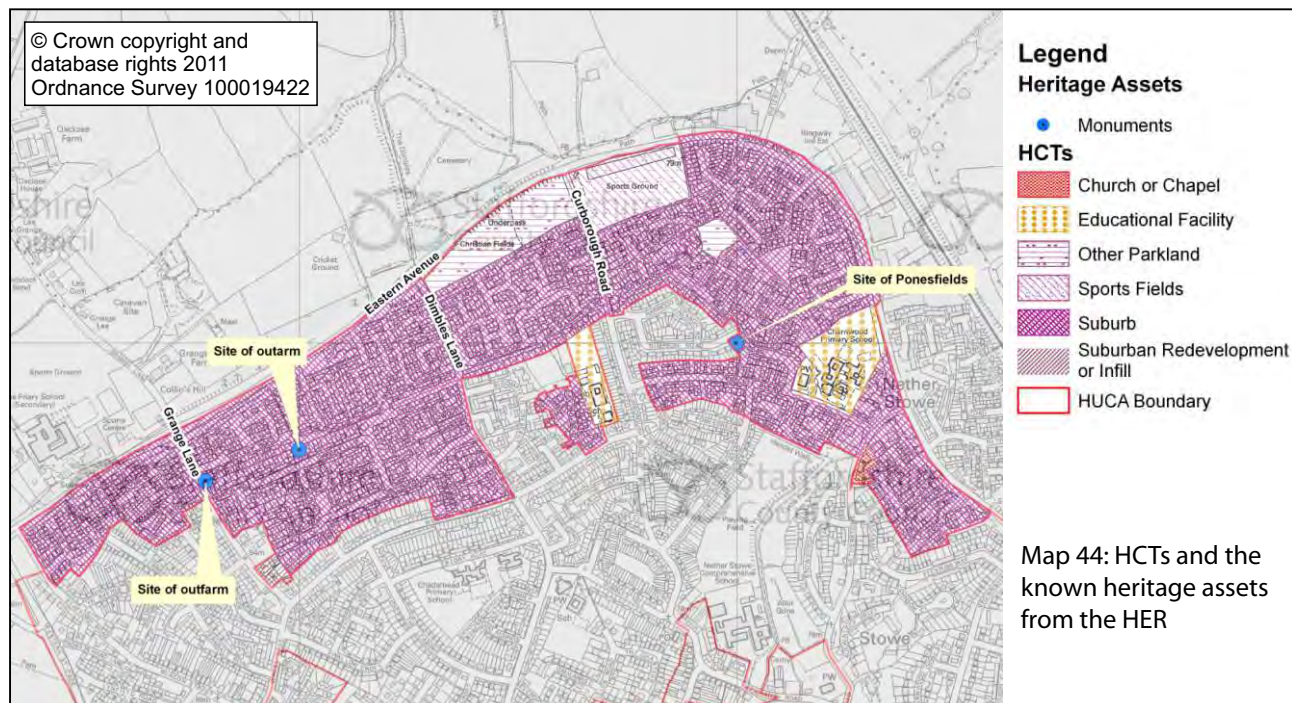
<p>Evidential value: There is the potential for below ground archaeological deposits to survive associated with pre-20th century development particularly in the area of the HCT 'Suburban Re-Development' to the east of Beacon Street, which may relate to the medieval suburban expansion. Further below ground deposits may enhance our understanding of the development of individual areas of settlement in other areas of the HUCA. The study of the extant historic buildings may also contribute to our understanding of the development and social/economic history of suburban development from the 18th century onwards. The majority of the HUCA, however, had formed part of the medieval open field system</p>	<p>Medium</p>
<p>Historical value: Whilst the majority of the HUCA comprises mid to late 20th century suburban development there are concentrations of historic buildings, structures as well as the Scheduled remains of Prince Rupert's Mound which are legible heritage assets within the townscape (cf. map 43 and map 12). These include two Grade II* Listed Buildings at Stowe as well as the Grade II Listed properties along Beacon Street and Stafford Road, which include the pinfold. The Scheduled mound is associated with Prince Rupert and whilst there has been speculation over its precise origins and function it was certainly constructed during the mid 17th English Civil War.</p>	<p>High</p>
<p>Aesthetic value: The majority of the HUCA comprises mid to late 20th century suburban development. However, there are concentrations of heritage assets, both designated and undesignated, which make a positive contribution a sense of place. The importance of the concentrations of heritage assets at Stowe and along Beacon Street has been acknowledged by their incorporation into the Lichfield City Conservation Area (016). The designation of many of the buildings and structures as nationally important (Listed) buildings is also an acknowledgement of the importance of the heritage assets to the character of the townscape.</p>	<p>Medium</p>
<p>Communal value: The HUCA comprises mostly domestic dwellings and the communal value, from a heritage perspective, is limited. However, an improved understanding of the contribution of the area to the historical development of the town could form part of a wider dissemination to the community and public.</p>	<p>Low</p>

4.29.3 Recommendations

There are areas across the HUCA which have considerable historic interest both in terms of the legible and intangible heritage assets. The importance of historic environment within the townscape of the HUCA has been reflected in the Heritage Significance and Values sections.

- ◆ The sympathetic restoration or enhancement of the historic buildings, both Listed and unlisted, would strengthen the historic character and the quality of the wider townscape and the Conservation Area for the benefit of this and future generations (Bullet Point 10 of para 17 (Core planning principles) also paras. 126 and 131 of NPPF)⁹⁴⁰. Undesignated historic buildings should be considered for the local list to ensure their contribution to a sense of place for the community and future generations.
- ◆ Any works which may impact upon the designated heritage assets or their settings should seek to consult the relevant body as part of the planning procedure. Works affecting the Listed buildings and Conservation Area should refer to the Lichfield District Conservation Officer. Works affecting the Grade II* Listed buildings and the Scheduled Monument should refer to English Heritage. All of the designated heritage assets and their settings are covered under para. 132 of NPPF⁹⁴¹.
- ◆ There is a moderate potential for below ground archaeological deposits to survive within the HUCA largely relating to specific sites. There is also the potential for the historic buildings to retain architectural elements which could enhance our understanding of the social history and development of the suburbs of Lichfield. Where development may result in the loss of these heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance; this is supported in paras. 128 and 141 of NPPF⁹⁴².

4.30 HUCA 30: South of Eastern Avenue



4.30.1 Statement of heritage significance and built character

The HUCA represents the suburban expansion of Lichfield which occurred during the late 20th century (cf. map 12). The suburbs mostly comprise detached and semi-detached houses lying within a network of short cul-de-sacs. As part of the development two schools and a church were constructed. Areas of public open space have also been provided although this mostly lies on the northern edge of the HUCA (cf. map 44).

Prior to the late 20th century the landscape had been dominated by a field system which was largely comprised of the HCT 'Piecemeal Enclosure' probably created from the 17th century onwards (cf. 2.5.2.2 and map 7). This landscape had formed part of the open field systems which had surrounded the town during the medieval period and whose origins may have lay in the early medieval (cf. HCT 'Strip Fields' on map 6, 2.4.2.2 and 2.3.3).

There is little evidence for the built environment with the exception of what appears to have been a detached house and farmstead at Ponesfields to the east of the HUCA, which appears to have been built in the mid to late 19th century (cf. map 44). The agricultural history of the HUCA is reaffirmed by the fact that the only other buildings relate to small outfarms or field barns.

Roman artefacts may have been discovered within the HUCA during the early 19th century.

4.30.2 Heritage values

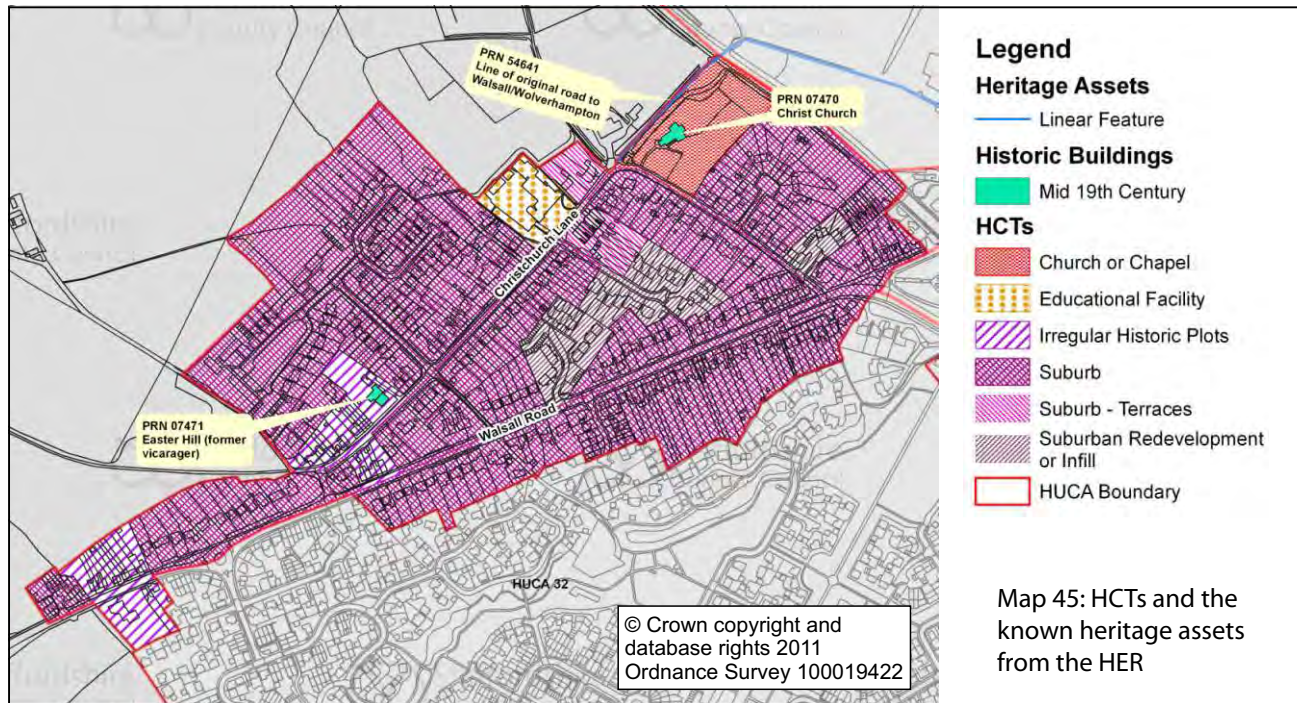
Evidential value: The area had formed part of the agricultural hinterland of the town in the medieval period and was divided into individual ownership from the 17th century onwards. Archaeological deposits associated with site of the farmstead may reveal information about its origins.	Low
Historical value: There are no legible heritage assets within the HUCA.	Low
Aesthetic value: The character of the HUCA is dominated by late 20th century suburban development, with its associated services, and areas of public open space	Low
Communal value: The HUCA mostly comprises domestic dwellings and from a heritage perspective its value is limited.	Low

4.30.3 Recommendations

The heritage significance and values for the HUCA overall is low, however:

- ◆ Overall there is a low potential for below ground archaeological deposits to survive within the HUCA. However, further research may alter our understanding of this potential and where development may be deemed to result in the loss of heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance. This is supported in para. 141 of NPPF⁹⁴³.

4.31 HUCA 31: Christ Church and Leamonsley



4.31.1 Statement of heritage significance and built character

Christchurch Lane represents the original alignment of the road to Walsall before it was realigned, on a straightened course approximately 150m to the south under an Act of Parliament (1832) (cf. map 45 and 2.6.4.1). The original road ran along the north western boundary of the church yard where it survives as a footpath; the dog leg to the south east presumably being cut when the Walsall Road was built⁹⁴⁴. There is currently no evidence for settlement earlier than the 19th century lying within the HUCA. The landscape at this time was dominated by field patterns which suggest that their origins lay in at least the medieval period (cf. 2.4.2.2 and 2.3.3; map 6).

The earliest settlement within the HUCA lies at the southern end of Christchurch Lane and at the western end of Walsall Road where cottages and houses of probable mid 19th century date survive (cf. HCT 'Irregular Historic Plots' on map 45). The properties on Christchurch Lane include the former vicarage, a Grade II listed building, which was built in the 1840s⁹⁴⁵. The property is contemporary, but located at a distance from the Grade II listed Christ Church⁹⁴⁶. The church was built for the growing community along Sandford Street and Walsall Road (cf. HUCA 18). Settlement expansion within this HUCA however originates in the late 19th and early 20th century and this process has continued throughout the 20th century (cf. map 13). The majority of the houses are detached, although early 20th century terraced houses are present on Christchurch Lane adjacent to the church.

The school on Christchurch Lane dates to the early 20th century and replaced an earlier building which had stood on the opposite side of the road.

4.31.2 Heritage values

<p>Evidential value: The area had formed part of the agricultural hinterland of the town in the medieval period with currently little evidence of earlier settlement being present.</p>	<p>Low</p>
<p>Historical value: Two associated Grade II listed buildings lie within the HUCA which were built in response to the actual and anticipated growth of Lichfield during the 19th century. Other historic buildings, including cottages which pre-date the initial suburban expansion and early 20th century terraced houses are present within this HUCA. The school, which replaced a smaller building, also reflects the impact of the growth of the settlement in the late 19th/early 20th century.</p>	<p>Medium</p>
<p>Aesthetic value: The historic buildings, which include the two Grade II listed buildings (the church and former vicarage) and the early 20th century school, all contribute to the local historic character of the settlement of Leamonsley.</p>	<p>Medium</p>
<p>Communal value: The HUCA comprises mostly domestic dwellings and the communal value, from a heritage perspective, is limited. However, an improved understanding of the contribution of the area to the historical development of the town could form part of a wider dissemination to the community and public</p>	<p>Low</p>

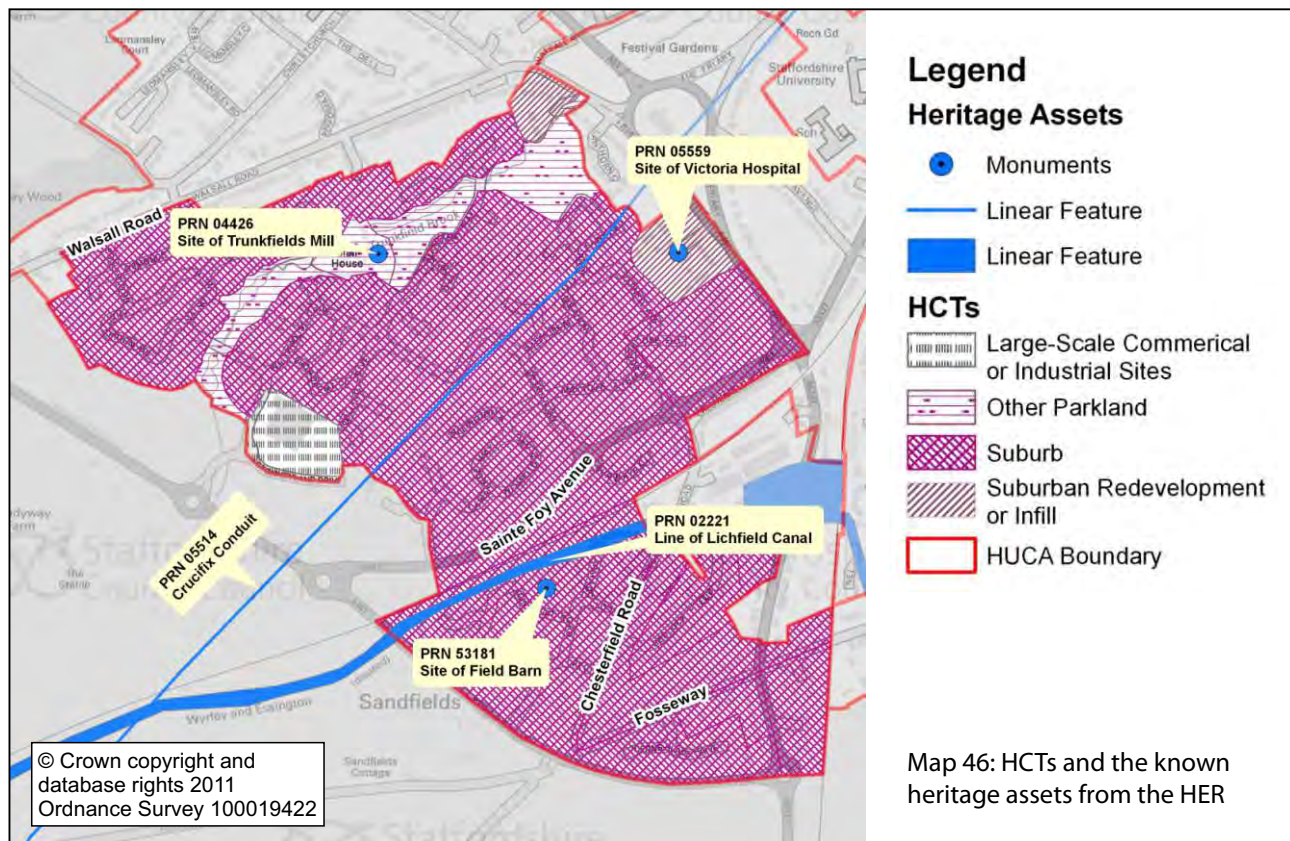
4.31.3 Recommendations

The HUCA represents suburban expansion whose origins lie in the mid 19th century with the construction of the Grade II listed Christ Church and its former Grade II listed vicarage.

- ◆ The sympathetic restoration or enhancement of the historic buildings, both Listed and unlisted, would strengthen the historic character and the quality of the wider townscape for the benefit of this and future generations (Bullet Point 10 of para 17 (Core planning principles) also paras. 126 and 131 of NPPF)⁹⁴⁷. Undesignated historic buildings should be considered for the local list.
- ◆ Any works which may impact upon the Listed buildings should seek to consult the Lichfield District Conservation Officer in the first instance. Designated heritage assets and their settings are covered under para. 132 of NPPF⁹⁴⁸.
- ◆ Overall there is a low potential for below ground archaeological deposits to survive within the HUCA. However, further research may alter our understanding of this potential and where development may be deemed to result in the loss of heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance. This is supported in para. 141 of NPPF⁹⁴⁹.

- ◆ Any appropriate development within this HUCA should look to improve the historic character and sense of place within the nearby public realm. Where this concerns work within a Conservation Area this may be achieved through consultation with the District Conservation Officer. Outside of designated Conservation Areas the SCC Historic Environment Team should be consulted. Reference should also be made to the joint English Heritage and Department of Transport volume entitled 'Streets for All: West Midlands' and where appropriate to the SCC 'Conservation in the Highways' document⁹⁵⁰.

4.32 HUCA 32: South of Leamonsley



4.32.1 Statement of heritage significance and built character

The historic character of the HUCA is dominated by early 21st century housing development, a supermarket complex and parkland along the Trunkfield Brook (cf. map 46 and map 13).

This development was mostly constructed upon green fields, the majority of which had formed part of the open field systems which had surrounded the town during the medieval period and whose origins may lie in the early medieval period (cf. 2.4.2.2 and 2.3.3; HCT 'Strips Fields' on map 6). To the north east of the HUCA some of the early 21st century housing (cf. HCT 'Suburban Redevelopment or Infill' on map 46) has been constructed upon the site of Victoria Hospital. The hospital had been built in the 1930s to the design of T. A. Pole of London with a maternity wing added later in 1941⁹⁵¹.

Map 46 marks the site of Trunkfield Mill (originally Sandfield Mill) which existed by the late 13th century as a corn mill. The mill pond was backfilled in the 1930s and the mill itself demolished in the 1980s/90s⁹⁵². The site of the mill and pond mostly lies within the area of 'Other Parkland' identified on map 46. Part of the line of the Lichfield Branch of the Wyrley and Essington Canal also crosses the HUCA⁹⁵³. The canal was back-filled in the mid to late 20th century, but has not been re-developed.

The projected line of a medieval conduit providing water from Aldershawe to the centre of Lichfield also crosses through the HUCA (cf. map 46)⁹⁵⁴.

4.31.2 Heritage values

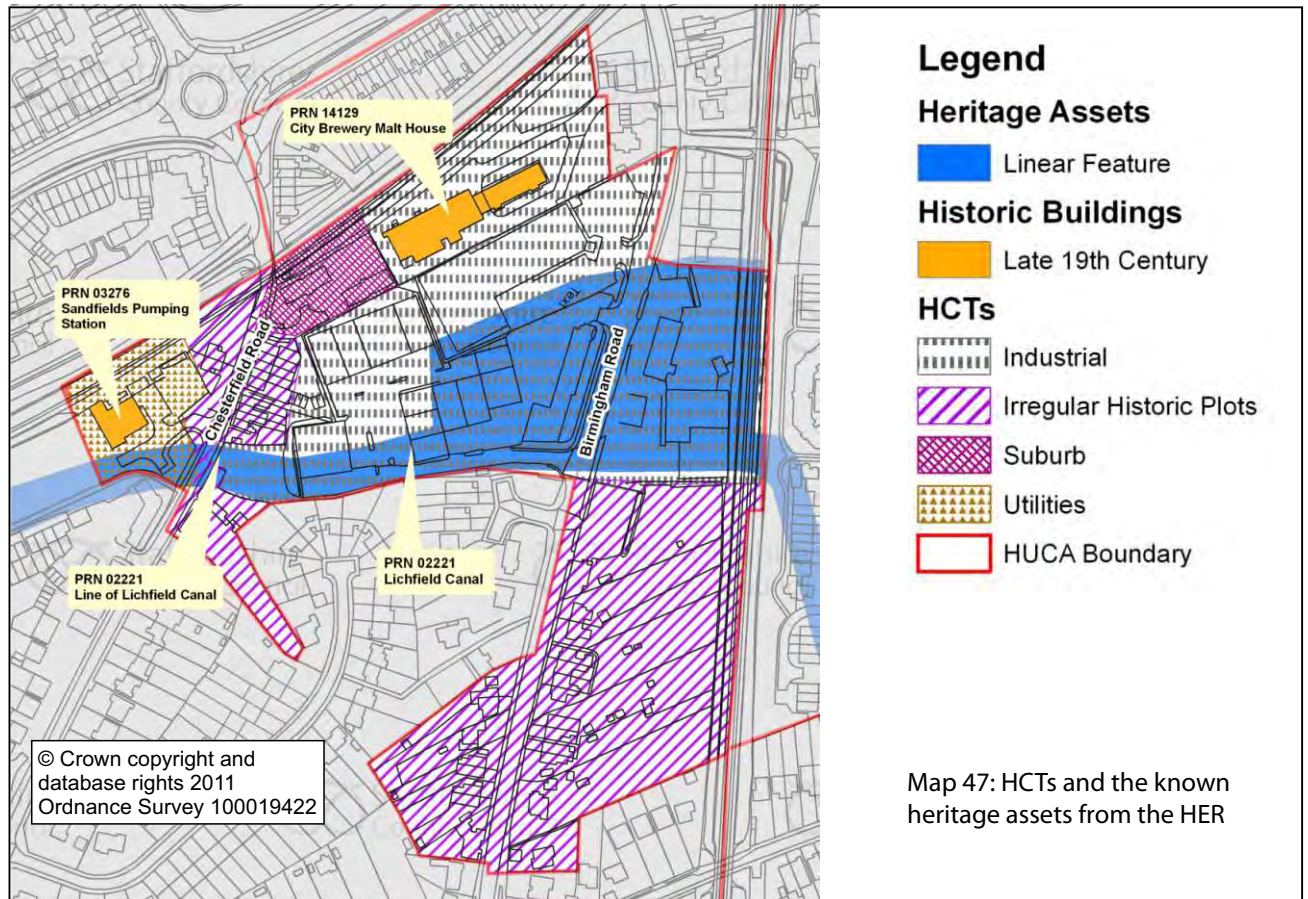
<p>Evidential value: The majority of the HUCA had formed part of the agricultural hinterland of the town from at least the medieval period and has since been intensively developed. However, there is the potential for archaeological deposits associated with the site of Trunkfield Mill to survive within the area of parkland as well as the line of the Lichfield canal to the south. There is also the potential for below ground archaeological deposits to provide information upon the course and origins of the conduit.</p>	<p>Medium</p>
<p>Historical value: There are no legible heritage assets within the HUCA.</p>	<p>Low</p>
<p>Aesthetic value: The character of the HUCA is dominated by early 21st century suburban development, with its associated services, and areas of public open space.</p>	<p>Low</p>
<p>Communal value: The HUCA mostly comprises domestic dwellings and from a heritage perspective its value is limited.</p>	<p>Low</p>

4.32.3 Recommendations

The HUCA is dominated by 21st century housing development.

- ◆ There is the potential for below ground archaeological deposits to survive within the particular areas of the HUCA. Where development may result in the loss of these heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance; this is supported in paras. 128 and 141 of NPPF⁹⁵⁵.

4.33 HUCA 33: Sandfields



4.33.1 Statement of heritage significance and built character

The HUCA represents the earliest development of the area known as Sandfields. The earliest housing probably dates to the early 19th century and lies on Chesterfield Road (cf. HCT 'Irregular Historic Plots' on map 47). This development is likely to be associated with the construction of the Lichfield Branch of the Wyrley and Essington Canal which was completed in the late 18th century⁹⁵⁶.

The development along Birmingham Road (HCT 'Irregular Historic Plots' on map 47) mostly originates in the late 19th century and may be associated with the construction of the City Brewery in the 1870s. The brewery was probably also attracted to this location by the presence of the nearby canal. A Grade II listed malthouse is all that survives of the brewery, although industrial development (of mostly mid 20th century origin) still dominates this portion of the HUCA.

A Grade II listed pumping station also survives on the western side of Chesterfield Road which was also built in the early 1870s⁹⁵⁷.

Prior to development this area had been dominated by market gardens, as depicted upon the 1838 map of Lichfield⁹⁵⁸.

4.31.2 Heritage values

<p>Evidential value: The HUCA had formed part of the agricultural hinterland of the town prior to the 19th century. Little further is currently known of the areas earlier history.</p>	<p>Low</p>
<p>Historical value: The HUCA is dominated by historic buildings relating to expansion, both residential and industrial, all of which was probably attracted here following the construction of the canal in the late 18th century. The historically important buildings include the Grade II listed pumping station and malt house.</p>	<p>High</p>
<p>Aesthetic value: The historic buildings make an important contribution to the historic character of the HUCA. The designation of many of the buildings and structures as nationally important (Listed) buildings is also an acknowledgement of the importance of the heritage assets to the character of the townscape.</p>	<p>High</p>
<p>Communal value: The HUCA mostly comprises domestic and industrial dwellings and from a heritage perspective its value is limited.</p>	<p>Low</p>

4.33.3 Recommendations

The historic character of the HUCA is dominated by 19th century buildings of both an industrial and residential nature.

- ◆ The sympathetic restoration or enhancement of the historic buildings, both Listed and unlisted, would strengthen the historic character and the quality of the wider townscape for the benefit of this and future generations (Bullet Point 10 of para 17 (Core planning principles) also paras. 126 and 131 of NPPF)⁹⁵⁹. Undesignated historic buildings should be considered for the local list.
- ◆ Any works which may impact upon the Listed buildings should seek to consult the Lichfield District Conservation Officer in the first instance. Designated heritage assets and their settings are covered under para. 132 of NPPF.⁹⁶⁰
- ◆ Overall there is a low potential for below ground archaeological deposits to survive within the HUCA. However, further research may alter our understanding of this potential and where development may be deemed to result in the loss of heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance. This is supported in para. 141 of NPPF⁹⁶¹.
- ◆ Any appropriate development within this HUCA should look to improve the historic character and sense of place within the nearby public realm. Where this concerns work within a Conservation Area this may be achieved through consultation with the District Conservation

Officer. Outside of designated Conservation Areas the SCC Historic Environment Team should be consulted. Reference should also be made to the joint English Heritage and Department of Transport volume entitled 'Streets for All: West Midlands' and where appropriate to the SCC 'Conservation in the Highways' document⁹⁶².

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Staffordshire Extensive
Urban Survey

Lichfield

Historic Character Assessment



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Historic Environment Team
Staffordshire County Council

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

Postal Address: Wedgwood Building, Block A,
Tipping Street, Stafford, ST16 2DH

Tel: 01785 277285

[Email: her@staffordshire.gov.uk](mailto:her@staffordshire.gov.uk)

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